

PLANNING
BUILDING
HERITAGE
URBAN DESIGN

CITY PLAN SERVICES

30 March 2010

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
FINAL OCCUPATION CERTIFICATE NO 24582

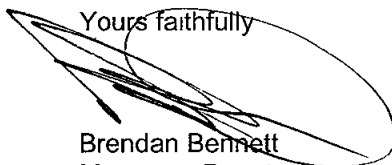
City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979

Please find enclosed the following documentation

- Final Occupation Certificate No OC 24582
- Documentation used to determine the occupancy certificate
- A cheque for Council's registration fee

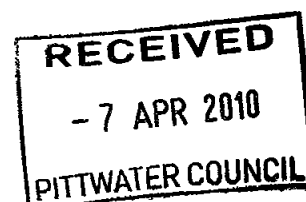
Should you need to discuss any issues please do not hesitate to contact the Project Building Surveyor Adam DeLooze on 8270-3500

Yours faithfully



Brendan Bennett
Managing Director

Encl



PRVC \$30-00
R-43657

M:\AA\ARCHIVE\124 582\FOC\Letter OC Council.doc

LEVEL 1 364 KENT STREET SYDNEY NSW 2000 TEL 82703500 FAX 82703501 WWW.CITYPLAN.COM.AU

CITY PLAN SERVICES PTY LTD ABN 30 075 223 353
CITY PLAN STRATEGY & DEVELOPMENT PTY LTD ABN 58 133 501 774

CITY PLAN URBAN DESIGN PTY LTD ABN 41 107 317 206
CITY PLAN HERITAGE PTY LTD ABN 46 103 185 413

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1148-1152 Barrenjoey Road Palm Beach – House 3
Final Occupation Certificate No 24582

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CITY PLAN STRATEGY & DEVELOPMENT PTY LTD ABN 58 133 501 774

CITY PLAN URBAN DESIGN PTY LTD ABN 41 107317 206
CITY PLAN HERITAGE PTY LTD ABN 46 103 185 413

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FINAL OCCUPATION CERTIFICATE NO 24582

Issued under Part 4A of the Environmental Planning and Assessment Act 1979
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT

Name of person having benefit of the development consent
Address
Contact Details

Joe Mercieca - Challenger Commercial Lending
Level 33, 101 Collins Street, Melbourne 3000
Phone (03) 8616 1485 Fax (03) 8618 4606

OWNER

Name
Address
Contact Details

Joe Mercieca - Challenger Commercial Lending
Level 33, 101 Collins Street, Melbourne 3000
Phone (03) 8616 1485 Fax (03) 8618 4606

RELEVANT CONSENTS

Consent Authority/Local Government Area
Development Consent No
Date of Development Consent
Construction Certificate No
Date of Construction Certificate

Pittwater Council
N 1233/00
24/01/02
CC 24582 & CC 24582/1
22/10/04 & 20/01/05

PROPOSAL

Address of Development

Building Classification
Type of Construction
Scope of building works covered by this Notice
Attachments
Fire Safety Schedule
Exclusions

1148-1152 Barrenjoey Road, Palm Beach
House 3
Class 1a
N/A
Construction of House 3
Schedule 1
N/A
Nil

PRINCIPAL CERTIFYING AUTHORITY

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

ACCREDITATION NUMBER

BPB 0027

That I Brendan Bennett as the certifying authority certify that

- I have been appointed as the Principal Certifying Authority under s109E*
- A current Development Consent or Complying Development Certificate is in force with respect to the building*
- A Construction Certificate has been issued with respect to the 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*
- Where required a report from the Commissioner of Fire Brigades has been considered*

DETERMINATION

Approval dated this **30th** day of **March** **2010**


Brendan Bennett
Managing Director

Right of Appeal Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision

SCHEDULE 1

1 Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Final Occupation Certificate Application Form	Joe Mercieca - Challenger Commercial Lending	-	26/03/10
Inspection Report Timber Framing	City Plan Services	-	08/11/06
Inspection Report - Progress & Part Timber Framing	City Plan Services	-	15/09/06
Inspection Report - Wet area & Stormwater	City Plan Services	-	28/09/07
Final Inspection Report & Photos	City Plan Services	-	23/03/10
Termite Warranty Certificate	Kordon Termite Barrier	2007-6-1321	20/09/06
Certificate of Compliance - Termite	Kordon Termite Barrier	2007-6-1321	07/06/07
Component Certificate - Piers Footings	Pittwater Council	-	10/09/07
Component Certificate - Ground Floor Levels	Pittwater Council	-	03/08/07
Component Certificate - Footings Slabs Piers Retaining walls	Pittwater Council	-	25/09/07
Certificate of Waterproofing	R L Butler Waterproofing Service	-	-
Component Certificate - Masonry Construction Accessories & Weatherproofing	Pittwater Council	-	20/09/07
Component Certificate - Floor Levels	Pittwater Council	-	03/08/07
Certificate of Compliance - Balustrades	Stainless Timber Glass	-	-
Installation Certificate - Windows & Sliding Doors	Vision 3 Window Systems Pty Ltd	-	03/09/07
Component Certificate - Glazing	Pittwater Council	-	28/08/07
Component Certificate - Roof Cladding	Pittwater Council	-	07/08/07
Component Certificate - Roof Ridge Levels	Pittwater Council	-	03/08/07
Component Certificate - Smoke Alarms	Pittwater Council	-	18/01/07
Component Certificate Stormwater Disposal System	Pittwater Council	-	25/09/07
Component Certificate - Onsite Stormwater Detention	Pittwater Council	-	25/09/07
Component Certificate - Driveway Construction	Pittwater Council	-	03/08/07
Component Certificate - Excavation and/ or Filling	Pittwater Council	-	03/08/07
Landscaping Certificate	Selena Hannan Landscape Design	-	10/09/07
Component Certificate Bushland Management Strategy	Pittwater Council	-	30/08/07
Component Certificate Native Vegetation Planting	Pittwater Council	-	30/08/07
Tree Inspection Report	Urban Forestry Australia	-	19/07/07
Plan Registration Advice	Department of Lands	DP115251	10/08/07

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Title	Prepared By	Reference	Date
Compliance - DA Conditions B19 B20 B29 B60 & B61 (1 & 2)	Northern Beaches Consulting Engineers Pty Ltd	-	14/09/04
Letter re DA Condition B22	Selena Hannan Landscape Design	-	22/09/04
Email & Receipt of Contribution Payment	Pittwater Council	229752	30/11/07
Rates & Charges Notice - Domestic Waste/Residential/Stormwater Management Services Charge	Pittwater Council	-	15/07/09
Certificate of Compliance - AAA Rated Tap & Shower Heads	JRW Plumbing	-	05/03/10
Structural Inspection & Certification Photos	Neilly Davies & Partners Pty Ltd -	- -	16/03/10 -

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RECEIVED
29 MAR 2010

BY

OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Sections 109C(1)(c) & 109H

TYPE OF APPLICATION

Tick Appropriate Boxes

- ☐ Interim Certificate
☐ Final Certificate
☒ Change of Building Use of an Existing Building
☒ Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address 56 Palm Beach Road
Lot, DP/MPS etc Lot 3 in Deposited Plan 1115251
Suburb or town PALM BEACH Post Code 2108

DESCRIPTION OF DEVELOPMENT

Detailed Description

Construction of a dwelling house

RELEVANT CONSENTS

Development Consent

DA No 1233 / 00 Date 24/01/02

Construction Certificate /
Complying Development Certificate

CC/CDC No 24586 Date 22/10/04

APPLICANT

Name of person having benefit of the
development consent

Name Joe Mercieca Company Challenger Commercial Lending
Address Level 33, 101 Collins St
Suburb or town Melbourne Post Code 3000
Phone B/H (03) 8616 1485 Fax No (03) 8618 4606
Mobile — Email jmercieca@advantagedge.com.au

As the applicant, I/we hereby,

- 1 Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the Principal Certifying Authority
- 2 Certify that the works have been completed in accordance with the relevant Development Consent
- 3 Attach a Fire Safety Certificate, where relevant for the subject building work in accordance with the Fire Safety Schedule

Signature of applicant

Sign

Date

26/3/10

LEVEL 1 104 KENT STREET SYDNEY NSW 2000

TEL 82703079

FAX 82703071

WWW.CITYPLAN.COM.AU

CITYPLAN SERVICES PTY LTD ABN 50 725 253 333

CITYPLAN STRATEGY & DESIGN PTY LTD ABN 58 123 501 774

CITYPLAN STRATEGY & DESIGN PTY LTD ABN 58 123 501 774

CITYPLAN STRATEGY & DESIGN PTY LTD ABN 58 123 501 774

INSPECTION REPORT

DA No DA-N1233/00

CC No 24584/1

Site Address Lot 3, 1148 Barrenjoey Road, Palm Beach

Site Contact Name Darren

Phone No 0412 226044

Type of Inspection Timber Framing

Inspection Date 27 10 06

Result of Inspection

Condition A6 – Protection of public places – Satisfied

Condition A7 – Site signage – Installed

Condition A8 – Toilet facilities – Provided

Condition B29 – Sediment control – Adequate at the time of the inspection

Condition D20 & D21 – Sediment control - Adequate at the time of the inspection

Condition D196 – Tree fencing erected – Refer to arborist reports

Condition D201 – Tree exclusion warning signs – Erected

MANDATORY INSPECTION

Timber/steel framing inspected prior to covering Structural engineer certification must be submitted certifying the structural component of framing, with specific reference to roof and wall framing tie downs, wall bracing, compliance with the certified plans and relevant Australian Standards applicable to the works

Works in progress are consistent with the CC approved plans

Inspected by Adam DeLooze

Signed 

Accreditation Body BSAP

Accreditation No P0118

Results conveyed to Darren

Date 08 11 06

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TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

WWW.CITYPLAN.COM.AU
ABN 30 075 223 353

INSPECTION REPORT

DA No DA-N1233/00

CC No 24582/1

Site Address Lot 3, 1148 Barrenjoey Road, Palm Beach

Site Contact Name Darren

Phone No 0412 226044

Type of Inspection Progress and Part Timber Framing

Inspection Date 15 09 06

Result of Inspection

DA CONDITIONS

Condition A6 – Protection of public places – Satisfied

Condition A7 – Site signage – An unauthorised entry sign and a sign with the name of the person in charge of the works and a telephone number at which that person can be contacted outside working hours must be erected **Confirmation of installation must be submitted**

Condition A8 – Toilet facilities – Provided

Condition B29 – Sediment control – Adequate at the time of the inspection

Condition D20 & D21 – Sediment control - Adequate at the time of the inspection

Condition D196 – Tree fencing erected – Refer to arborist reports

Condition D201 – Tree exclusion warning signs – **Confirmation of erection must be submitted**

MANDATORY INSPECTION

Works proceeding in accordance with the CC approved plans

Timber framing (excluding the upper level roof and wall framing) inspected

Structural engineer certification must be submitted certifying the structural component of framing, with specific reference to roof and wall framing tie downs, wall bracing, compliance with the certified plans and relevant Australian Standards applicable to the works

Inspected by Adam DeLooze

Signed 

Accreditation Body BSAP

Accreditation No P0118

Results conveyed to Darren

Date 20 06 06

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FACSIMILE 8270 3501

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INSPECTION REPORT

DA No DA-N1233/00

CC No 24584/1

Site Address Lot 3, 1148 Barrenjoey Road, Palm Beach

Site Contact Name Darren

Phone No 0412 226044

Type of Inspection Wet area and stormwater

Inspection Date 28 09 07

Result of Inspection

Stormwater connections where inspected prior to covering Certification (hydraulic engineer where required by the development consent or licensed plumber) must be submitted to City Plan Services certifying the installation complies with the approved plans, relevant conditions of the development consent and AS3500 3-2003

Wet areas inspected prior to covering Certification of installation in accordance with AS3740 must be submitted to City Plan Services prior the issue of an Occupation Certificate

Inspected by Brendan Bennett

Signed 

Accreditation Body BPB

Accreditation No 0027

Results conveyed to Darren Leete

Date 18 09 07

M:\AAARCHIVE\24 582\IR270918 Wetarea and Stormwater.doc

TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

WWW.CITYPLAN.COM.AU
ABN 30 075 223 353

INSPECTION REPORT

This inspection report is a record of a certified stage inspection or any other inspection carried out because it was required by the Principal Certifying Authority in accordance with Clause 162B of the Environmental Planning & Assessment Regulation 2000 and a copy shall be retained by the Principal Certifying Authority for a period of not less than 10 years from the date of the inspection

CC No	24582
DA/ CDC No	N 1233/00
PCA	Brendan Bennett BPB0027
Site Address	Lot 3, 1148 Barrenjoey Road Palm Beach
Requested by	Norton Rose
Inspection Type	Final
Date Inspected	23 03 2010
	Time Requested

RESULT OF INSPECTION

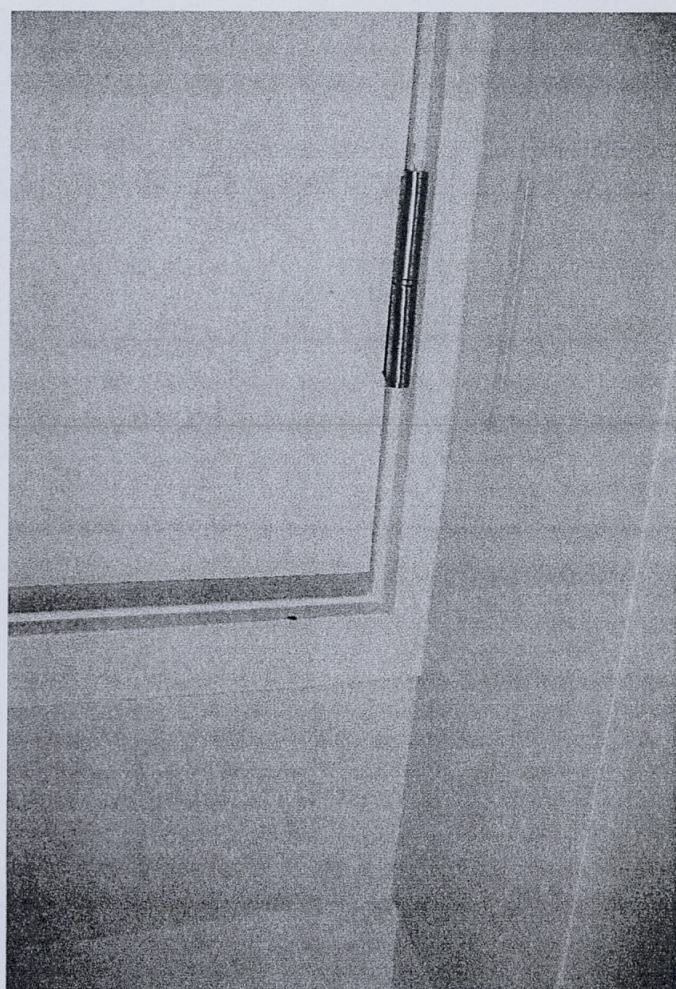
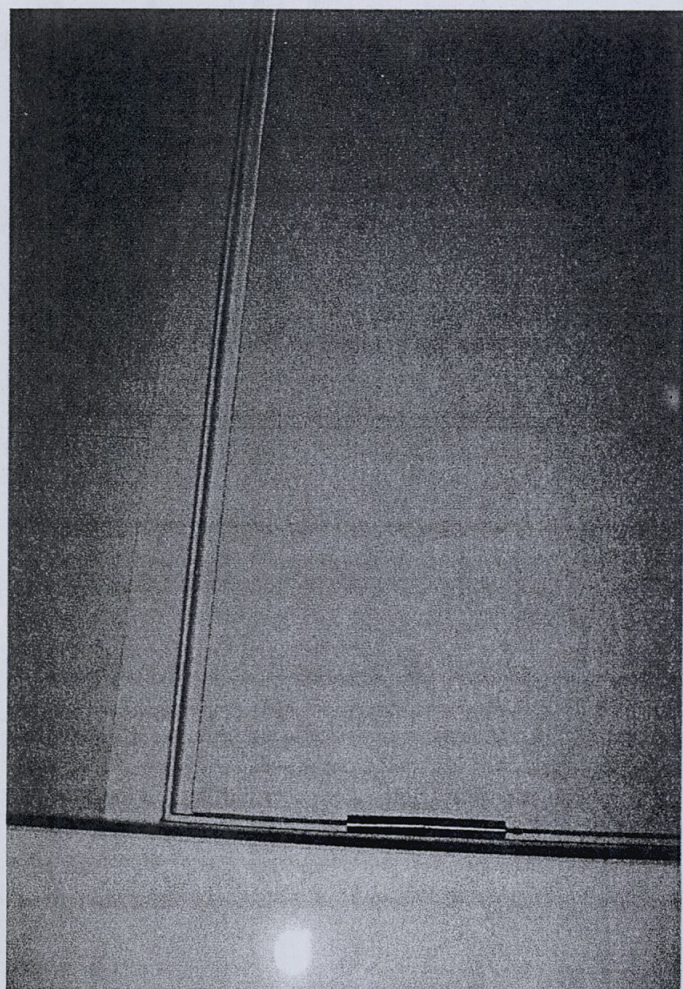
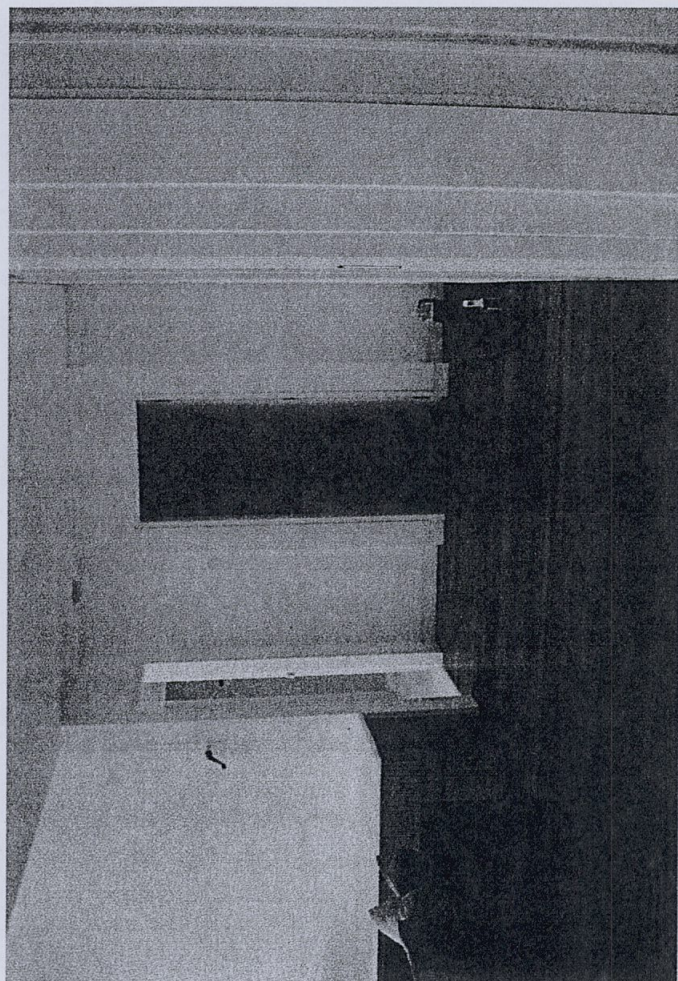
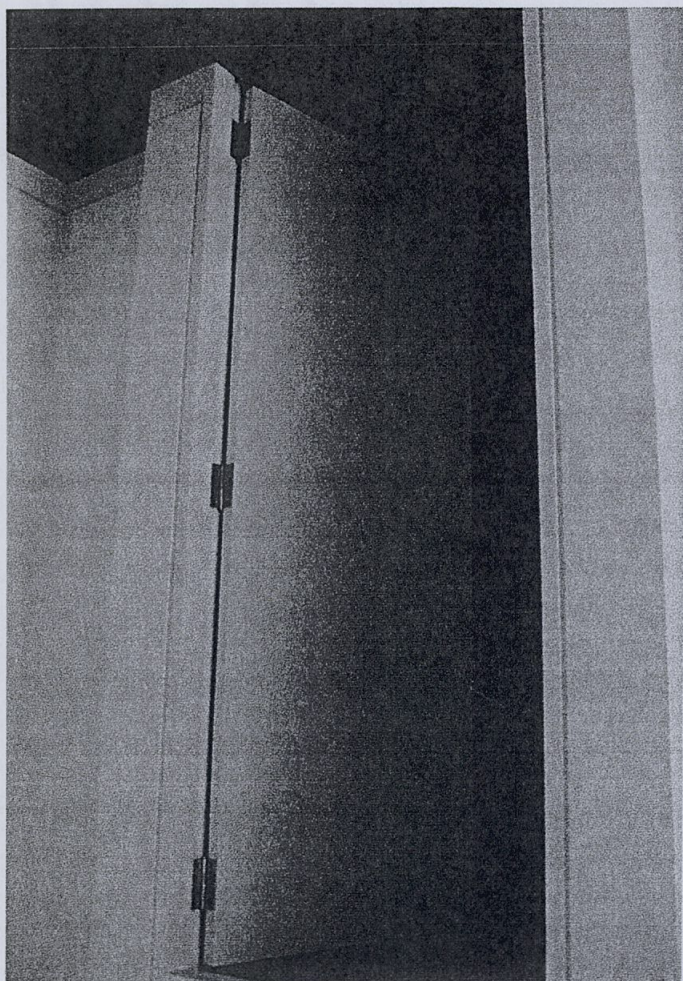
Works have been completed substantially in accordance with the CC approved plans and considered satisfactory for occupation, with the exception of the following defect,

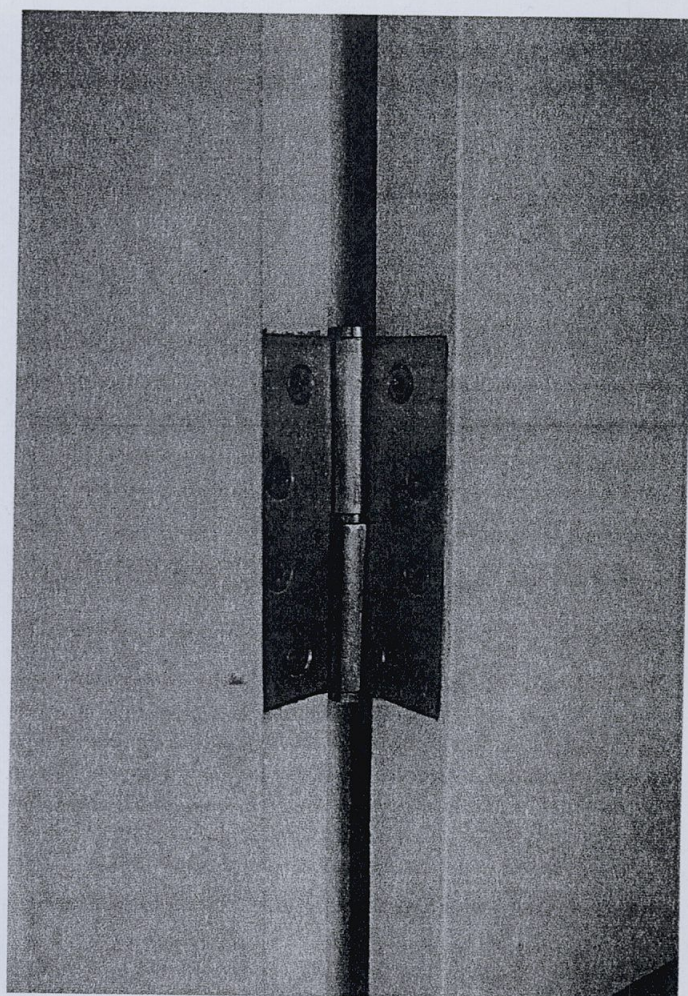
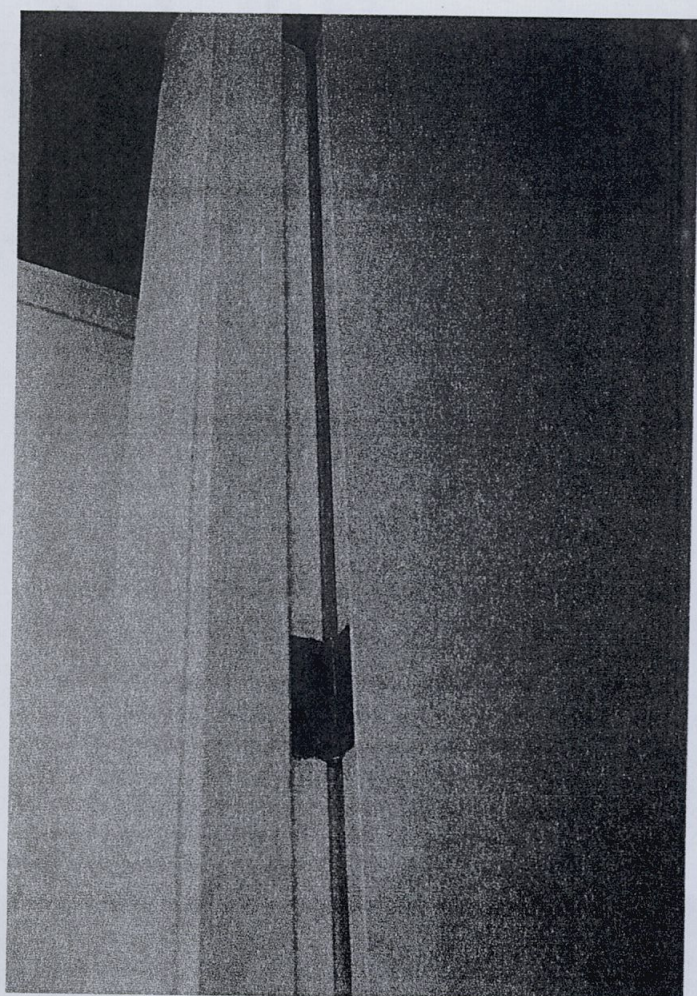
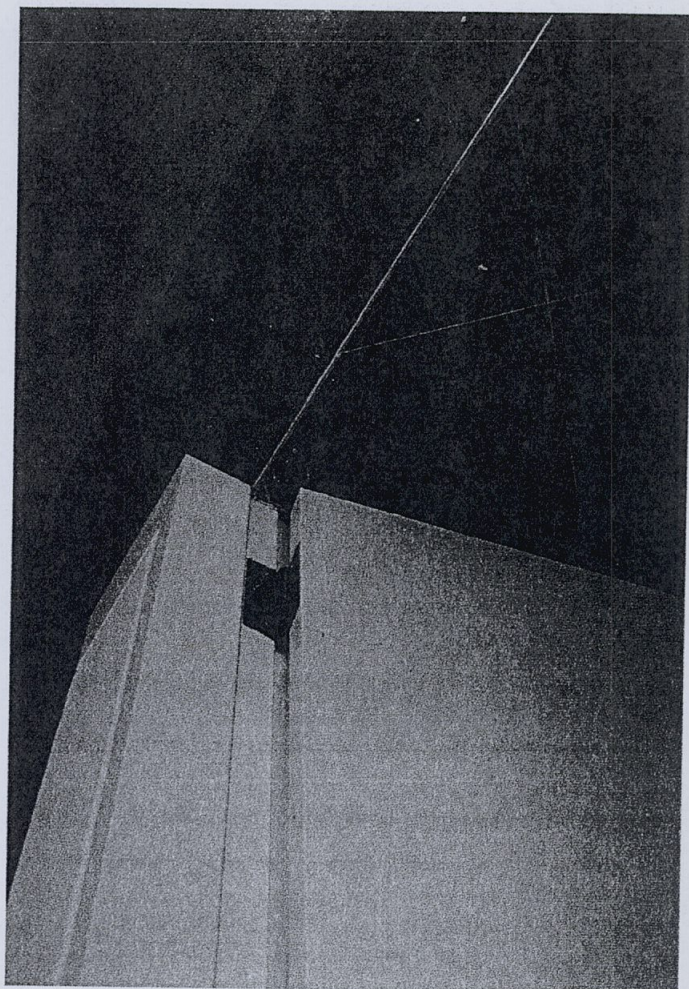
- 1 Lift off hinges are required to the upper level WC Photos confirming rectification must be submitted

Signature



Inspected by	Brendan Bennett
Accreditation No	BPB0027
Date	23 03 2010







KORDON[®]

TERMITE BARRIER

Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 2007-6-1321

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.



KORDON[®]

TERMITE BARRIER

Date of Installation: 20/09/2006

Installation Address: 56 Palm Beach Road
Palm Beach
NSW, 2108

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.



Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard, Residential Slabs and Footings Construction, AS 2870-1996

NOTE: This document is to be attached to Warranty Document Number:

2007-6-1321

Date of Installation: 20/09/2006

Job Type:

Large Job - Full Perimeter Protection

Installation Address: 56 Palm Beach Road
Palm Beach
NSW, 2108

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
426	1000	426.00
81	220	17.82
7	450	3.15
7	750	5.25
73	300	21.90

Service Penetrations

Kordon Kollars	23	2.30
Manual Collars	0	0.00

Total Kordon Installed: 476.42

Builder: Raypond Pty Ltd

Phone number: 0422 373904

Owner: Unknown

Phone number:

Local Council: Pitt Water Council

Phone number: 02 99701111

Company Contact: Barry Slattery

Installer's Name: Warren m/ Andy H/ Andy J

Company Name: Orange Protector Pty Ltd

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638

Fax Number: 1300 888 639

Accreditation Number: N119

Authorised Signature:

Date:

7/6/2007

Comments: Regular termite inspections as per the Australian Standard are recommended.

4 x New dwellings. Combination slab on ground & bearers and joist. Perimeter retaining walls & penetrations treated. 426 x full TMB vertical walls, 23 x penetrations, 81 x K220 perimeter, 12 x K300 coldjoint, 61 x K300 perimeter, 7 x K450 perimeter 7 x K750 perimeter installed.



Pittwater Council
Component Certificate

DA No: N1233/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Geotechnical Requirements
GO-1

I, John Braybrooke of Douglas Partners Pty Ltd
(Name) (Business)
at 96 Hermitage Rd, West Ryde, 2114
(Mailing Address)

engineering geologist
being a practising geotechnical engineer with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

BSc (Hons), MSc, DIC

hereby certify that the piers/slabs/footings retaining walls/other have been constructed in accordance with the recommendations contained in the geotechnical report referred to in the Development Consent/Construction Certificate, and the relevant conditions of Development Consent.

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

Signature

John Braybrooke

Date

10/9/07

PITTWATER COUNCIL

Component Certificate

DA No: N1233/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Ground Floor Levels

FL-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being:

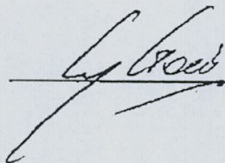
Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **ground floor levels** generally comply with the levels nominated on the approved plans or by any conditions of Development Consent.

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

Signature



Date

03/08/07

Lot 3



Pittwater Council
Component Certificate

DA No: N1233/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Footings/Slabs/Piers/Retaining Walls
FN-1

I, RICHARD G. WRAY of NB CONSULTING ENG. P.L.
(Name) (Business)
at Suite 207 / 30 FISHER Rd. Dee Why 2099
(Mailing Address)

being an:

- ☐ accredited certifier
☒ practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

BE CPeng MIE (Aust) NPER

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

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

Signature

Date

25/9/7.

R.L.BUTLER WATERPROOFING SERVICE

49 CHRISTINE CR, LALOR PARK 2147 TELEPHONE: (02)9624 8404 MOBILE: 0418 291 737
lic No 4248C

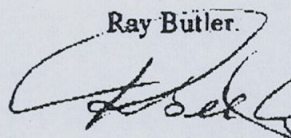
Certificate Of Waterproofing

This is to certify that this company has supplied and applied waterproofing membrane's to the project specified on this document as per AS3740 and manufacturers specifications.

Project. 56 PALM BEACH RD
PALM BEACH

Material. DAUNFIX MEMBRANE
TO COET AREAS ONLY
SPECIFIED RETAINING WALLS

Ray Butler.



MANAGER



Pittwater Council
Component Certificate

DA No N1233/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

**Masonry Construction, Accessories &
Weatherproofing**

MC-1

I MICHAEL MOSS of MosBUILD
(Name) (Business)
at 4a Woodcourt Rd, Berowra Heights
(Mailing Address)

being an

☐ accredited certifier

☒ licensed builder

my qualifications being

LICENSED BUILDER

hereby certify that the masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation), have been designed and constructed in accordance with Part 3 3 "Masonry", Part 3 3 3 "Masonry Accessories" and Part 3 3 4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry structures", and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

Michael Moss

Date

20/7/07

PITTWATER COUNCIL

Component Certificate

DA No N1233/ 00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Floor Levels

FL-1

I Greg Geann of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **floor levels** generally comply with the levels nominated on the approved plans or by any conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature



Date

03/08/07

Stainless Timber Glass

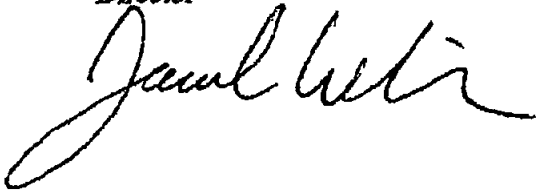
102 Wallumatta Rd Newport 2106
Phone 0404 063 335 / 0420 314 941
Fax 9997 5640

CERTIFICATE OF COMPLIANCE

I hereby certify that the balustrades for job 56 Palm Beach Road, Palm Beach have been installed to resist loads in accordance with AS 1170 1-1989

Yours Faithfully

IAKE WILSON
Director

A handwritten signature in black ink, appearing to read 'Jake Wilson', written over the printed name and title.

**VISION 3 WINDOW SYSTEMS PTY LTD**

P O Box 387 Brookvale
N S W Australia 2100
Ph 02 9905 9700 Fax 02 9905 9755
Email jo@vision3windows.com.au ABN 89 119 367 494

3rd September, 2007House 3, 56 Palm Beach Rd, Palm Beach

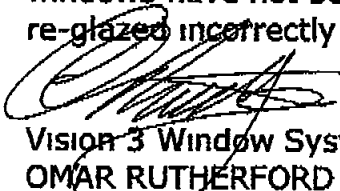
All Vision 3 Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labeled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No 13 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labeled as meeting AS2047 must also be glazed to meet AS1288.

All Vision 3 products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be re-glazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Vision 3 to issue a glazing certificate. Vision 3 is unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or re-glazed incorrectly.



Vision 3 Window Systems Pty Ltd
OMAR RUTHERFORD

LOT 3**Pittwater Council**
Component Certificate

DA No N1233/00

CC No.

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Glazing

GL-1

I, MARK SPITERI
(Name)of Manly Aluminium Windows
(Business)at 17 ETHEL AVE, BROOKVALE
(Mailing Address)

being an

- ☐ accredited certifier
- ☒ licensed builder
- ☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being

hereby certify that the glazing (including shower doors, shower screens, and bath enclosures where provided), has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

Date

28/8/07

Lot 3



Pittwater Council
Component Certificate

DA No N1233/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Cladding
RC-1

Anthony Scali of *At- Roofing Aust, Pty*
(Name) (Business)

at *One Werraba Rd, Narrabeen*
(Mailing Address)

being an

- ☐ accredited certifier
☐ licensed builder
☒ licensed roofer

my qualifications being

Roof Plumber

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3 5 1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

Date

7-8-007

Component Certificate

CC No

Roof Ridge Levels

Date _____

03/08/07



Pittwater Council
Component Certificate

DA No N1233/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Smoke Alarms

SA-1

I NICK RYAN of NICK RYAN ELECTRICAL SERVICES P/L
(Name) (Business)

at

(Mailing Address)

being a qualified electrician, my qualifications being

LIC ELECTRICIAN.

hereby certify that the **smoke alarms** have been located, installed and connected to the mains electrical supply in accordance with Part 3 7 2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

Date

18 / 07.

6043



Pittwater Council
Component Certificate

DA No- N1233/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Site Stormwater Management
SW-1

Richard G. Wray of NB CONSULTING ENG. P.L.
(Name) (Business)
at Suite 207/30 FISHER Rd. Dee Why 2099
(Mailing Address)

being an

- ☐ accredited certifier
- ☐ licensed plumber
- ☒ practising civil engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being

BE CEng MIE (Aust) NPER.

hereby certify that the **stormwater disposal system** has been provided in accordance with Part 3 1 2 "Drainage" of the Building Code of Australia Housing Provisions, AS/NZS 3500 3 2-1998 "National Plumbing and Drainage Code - Stormwater drainage - Acceptable solutions", and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

Date

25-9-7.

Lot 3



Pittwater Council
Component Certificate

DA No N1233/00

CC No.

Property. 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Onsite Stormwater Detention

OSD-1

Richard G. Wray. of NB Consulting Eng P.L.
(Name) (Business)

at Suite 207/30 FISHER Rd. Dee Why 2099
(Mailing Address)

being a practising civil engineer with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being

BE CEng MIE(Aust) NPER.

hereby certify that the onsite stormwater detention has been constructed in accordance with the plans nominated on the Development Consent and/or Construction Certificate, and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

Date

25-9-7.

PITTWATER COUNCIL

Component Certificate

DA No N1233/ 00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Driveway Construction
DW-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **driveway** has been constructed generally in accordance with the approved plans and/ or Council's policy DCP-E3 and/ or AS2890 1-1993 and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature



Date

03/08/07

PITTWATER COUNCIL

Component Certificate

DA No N1233/ 00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Excavation and/ or Filling

EX-1

I Greg Gearn of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being

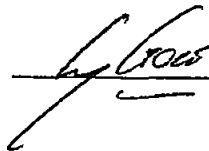
Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **site excavation and/ or filling (including around those trees nominated on the approved plan as being retained)** has been carried out generally in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

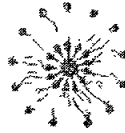
Signature



Date

03/08/07

SELENA
HANNAN
LANDSCAPE
DESIGN



10 September 2007

To Pittwater Council, Component Certificate

DA N1233/00

Property 1148 Barrenjoey Road, Palm Beach, NSW, 2108
(‘House 3’)

I, Selena Hannan, of Selena Hannan Landscape Design,
at PO Box 549 Avalon Beach NSW 2107,
being a qualified horticulturist,
my qualifications being Associate Diploma of Applied Science (Landscape) and
Advanced Certificate of Urban Horticulture,
hereby certify that the site landscaping has been completed generally in accordance with
the details shown on the approved plans or as required by any Condition of
Development Consent

The Conditions of Consent refer to works (shown on the Landscape Plan) that were to
be carried out and certified by other consultants, being an Arborist and a Bushland
Management Consultant Site landscaping, certified here as being complete, does not
include these other consultants’ scope of work

I am appropriately qualified and experienced to provide the certification for the
landscaping component of the project

Yours sincerely,

Selena Hannan

Member Australian Institute of Landscape Designers and Managers
Member Australian Institute of Horticulture
PO Box 549, Avalon, NSW 2107
Phone 02 9973 3247 Fax 02 9973 3247 Mobile 0403 041 187
Email selena@tech2u.com.au
ABN 33 990 514 397



Pittwater Council
Component Certificate

DA No N1233/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Bushland Management Strategy
BM-1

I, Stephen Toakley of Total Earth Care
(Name) (Business)
at 37 Irrawong Rd, Nth Narrabeen 2101
(Mailing Address)

being a qualified and appropriately experienced bushland management consultant, my qualifications being

Certificate in Bushland Regeneration
Padstow TAFE

hereby certify that the **bushland management strategy or plan** has been completed in accordance with the details shown on the bushland management strategy or plan and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature St Toakley

Date 30/8/2007



Pittwater Council
Component Certificate

DA No N1233/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Native Vegetation Planting

NV-1

1 Stephen Toakley of Total Earth Care
(Name) (Business)
at 37 Irrawong Rd, Nth Narrabeen 2101
(Mailing Address)

being a qualified and appropriately experienced bushland management consultant, my qualifications being

Certificate in Bushland Regeneration
Padstow TAFE

hereby certify that **local native vegetation only** has been planted within the creekline corridor or riparian zone consistent with

- 1 Species listed in the Warriewood Valley Landscape Masterplan
- 2 Warriewood Valley Water Management Strategy and Specifications

and the relevant conditions of Development Consent

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature

St Toakley

Date

30/8/07

Mr Darren Leete
C/O Raypond P/L
PO Box 1364
DEE WHY NSW 2099



19 July 2007

Dear Mr Leete

**RE Tree Inspection at 'Observation Point', 1148 –
1152 Barrenjoey Rd , Palm Beach**

**TREE MANAGEMENT
CONSULTING ARBORICULTURISTS
HORTICULTURISTS
LANDSCAPE DESIGNERS**

At your request I visited the above site on 10th July 2007, to carry out a limited visual inspection of trees to be retained as identified in the conditions of development approvals DA N012281/00, N01229/00, N01230/00 N01233/00 and N01232/00

During my inspection of the site I noted there are trees that exhibit an increase in health and vigour which is most likely attributable to recent good rainfalls in the area, and additional water required during establishment of site landscaping I did note that the large tree in the site (Tree 23 as identified in the Pre-construction Tree/Vegetation Report by Pittendrigh Shinkfield Bruce (PSB) Pty Ltd April 2003) has deteriorated since my last inspection, but point out this tree was identified as in decline in the PSB report The tree has not sustained physical damage as a result of the approved site works

The health and condition of the Port Jackson Figs remains unchanged from that noted in the PSB report

Hand digging was carried out adjacent to the trees identified as T25 (Cheese Tree) and Trees 461 and 463, where walls or decking was proposed within the tree root zones
The driveway near Tree 23 has been elevated to reduce impacts on the tree root zone

URBAN FORESTRY AUSTRALIA
Consulting Arboriculturists
ABN 90 639 906 218

PO Box 151
Newport Beach NSW 2106
Email cat@urbanforestryaustralia.com.au

Telephone (02) 9918 9833
Facsimile (02) 9918 9844
Mobile 0414 997 417

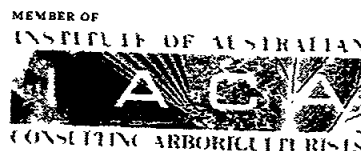

There are some damaged branches to trees where the recent storms may have caused branch failures and tearing. General pruning should be carried out on these trees to improve their growth and reduce the potential for insect or pest attack.

Any pruning must be carried out by a qualified tree worker, of at least an AQF3 level of training, and in accordance with Australian Standard 4373-2007 *Pruning of Amenity Trees*.

I am satisfied that the trees to be retained have been appropriately protected during the course of site development. The majority of those trees do not show a decline in health or condition directly attributable to any works, and in some cases the health and vigour of trees has improved as a result of associated works.

Should you require further assistance with this matter, or require my liaison with Council officers, please do not hesitate to contact me.

Yours sincerely



Catriona Mackenzie

Consulting arboriculturist and landscape designer

Certificate of Horticulture *Honours*

Diploma of Horticulture (Arboriculture) *Distinction*

Associate Diploma of Applied Science (Landscape) *Distinction*

Member of the Australian Institute of Horticulture

Member of the International Society of Arboriculture

Member of the Institute of Australian Consulting Arboriculturists

Department of Lands

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 0LANDS
Fax (02) 9233 4357
www lands nsw gov au

RAYPOND PTY LIMITED
P O BOX 1364
DEE WHY 2099

Date: 10/8/2007

PLAN REGISTRATION ADVICE

PLAN NUMBER DP1115251

THE ABOVE PLAN WAS REGISTERED ON 10/8/2007

FOR READY IDENTIFICATION OF DOCUMENTS REFERRED TO IN DEPARTMENTAL
CORRESPONDENCE, PLEASE SHOW YOUR REFERENCE IN THE AREA PROVIDED
ON THE LODGMENT FORM

ANY INQUIRIES REGARDING DELIVERY OF TITLE DOCUMENTS LODGED
WITH THE PLAN OR NEW CERTIFICATE(S) OF TITLE THAT HAVE ISSUED
MAY BE DIRECTED TO PLAN INQUIRIES ON (02) 9228 6798

WARWICK WATKINS
REGISTRAR GENERAL





DIRECTORS

14 September 2004

Raypond
C/O PO Box 1364
Dee Why NSW 2099

House 3, 1148 – 1152 Barrenjoe Rd, Palm Beach

Job N° 030704

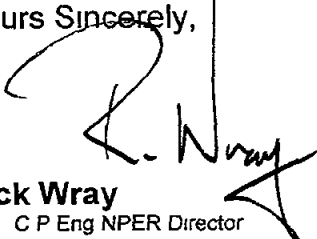
With reference to the Stormwater design, Siltation and sediment control design, and the structural engineering design

The above designs are in compliance with DA conditions -
B19, B20, B29, B60, & B61 paragraph 1 & 2

The above are also in compliance with the relevant Standards and BCA requirements

I can be contacted as below, and would be happy to discuss any aspects of this project with you

Yours Sincerely,



Rick Wray
B E C P Eng NPER Director

N:\ENG\NBC\2003\030704\L001Certification.doc

SELENA HANNAN LANDSCAPE DESIGN

Landscape Design and Horticultural Consultation

Date 22 September 2004

To City Plan Services

Attention Brendan Bennett

Fax 8270 3501, one page

From Selena Hannan

Cc Darren Leete, fax 9944 0316

Re **Construction Certificate Application**
House 3, Observation Point DA N1233/00, Condition B22

Dear Brendan

I write with regards to Consent Condition B22, which requires an arborist to investigate the retention of Trees 25 and 30

As background these trees were proposed to be removed in the DA, as shown on Tree Survey plan TP06 and as noted in the Tree Report submitted for DA. They are located within 5 metres of the building footprint and were recognised at the time to be under significant impact from the development

The 'Pre-Construction Arboricultural Assessment', dated September 2004 by Urban Forestry Australia has addressed Condition B22 on page 7, clause 3.3.2. Tree 30 is of poor condition and form. Tree 25 is located within 1.5 metres of the intersection of two proposed retaining walls that will be necessary to preserve the existing ground levels/contours around T23 (a significant tree, and the subject of other Conditions). The removal of a substantial amount of T25's root system that would be required to enable the construction of these walls will probably destabilise the tree, and possibly also kill it. The tree is in fair condition. The arborist recommends its removal.

A site inspection was held on 3 September 2004, at which Fva Twarkowski, Natural Resources Officer from Pittwater Council was present. Also at the meeting were Catriona Mackenzie, consulting arborist, Darren Leete and myself. The accurate location of the building footprint had been pegged out by the surveyor. At this meeting Catriona and myself showed Fva T30 and she agreed that it was in poor condition and agreed to its removal. Tree 25 was also shown to her and the line of proposed cut and associated impacts were described. She agreed that its retention within the proposed works would result in a potentially hazardous tree, significantly impacted with regards to its health, and that the tree's removal would be appropriate.

Yours sincerely,



Selena Hannan

1/59 Central Road, Avalon, NSW 2107
Phone 02 9973 3247 Fax 02 9973 3247 Mobile 0403 041 187
Email selena@tech2u.com.au
ABN 33 990 514 397

Adam De Looze

From Chandu Bhandari [chandu.bhandari@nortonrose.com]
Sent Monday, 22 March 2010 2:09 PM
To Adam De Looze
Subject RE: [2664713] House 3, 1148 Barrenjoey Road, Palm Beach
Attachments DOC220310.pdf

Adam

Please find attached the confirmation of contribution payment to Council of \$10,000 (\$40,000 for the 4 properties). This is the sixth and final outstanding item from the list.

Regards

Chandu Bhandari
Paralegal

Norton Rose Australia
Grosvenor Place, 225 George Street, Sydney NSW 2000, Australia
Tel +61 (0)2 9330 8519 Fax +61 (0)2 9330 8111
chandu.bhandari@nortonrose.com

From Chandu Bhandari
Sent Thursday, 18 March 2010 4:52 PM
To 'Adam De Looze'
Subject RE: [2664713] House 3, 1148 Barrenjoey Road, Palm Beach

Adam

Further to our conversation earlier today, please find attached the following:

- 1 Structural engineer certification (56 Palm Beach Road Certificate.pdf) corresponding to item 1 on your list,
- 2 Rates Notice from Pittwater Council confirming House number of the property as 56 Palm Beach Road, Palm Beach,
- 3 Photos of car spaces corresponding to item 3 on your list, and
- 4 Plumbing certification corresponding to item 4 on your list.

We are currently in the process of completing items 5 and 6 and will send these to you as soon as this is done.

Regards

Chandu Bhandari
Paralegal

Norton Rose Australia
Grosvenor Place, 225 George Street, Sydney NSW 2000, Australia
Tel +61 (0)2 9330 8519 Fax +61 (0)2 9330 8111
chandu.bhandari@nortonrose.com

From Adam De Looze [mailto:AdamD@cityplan.com.au]
Sent Monday, 22 February 2010 4:43 PM
To Chandu Bhandari
Subject House 3, 1148 Barrenjoey Road, Palm Beach

Chandu,

As discussed please find attached list of outstanding information that must be submitted for the issue of an occupation certificate, noting we still need to undertake a final inspection

Our fees for the issue of an occupation certificate and undertaking a final inspection is \$5,150 00 (inclusive of GST)

Regards

Adam DeLooze
Accredited Certifier

CITY PLAN SERVICES
LEVEL 1. 364 KENT ST
SYDNEY 2000
TEL 02 8270 3500
Fax 8270 3501
Mobile 0414 320058
WWW.CITYPLAN.COM.AU

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Pittwater Council

ABN 61340837871

REPRINTED

TAX INVOICE

OFFICIAL RECEIPT

30/11/2007 Receipt No 229752

To RAYPOND PTY LTD
PO BOX 1364
DEE WH' NSW 2099

Qty/ Applic	Reference	Amount
GL Receipt		
Qty 4	UNKG Unident GST	\$36 363 64
4 X	LITORAL RAINFOREST	
GST		\$3 636 36
Total Amount		\$40,000 00
Includes GST of		\$3 636 36
Amounts Tendered		
Cheque		\$40 000 00
Total		\$40 000 00
Rounding		\$0 00
Change		\$0 00
Nett		\$40 000 00

Printed 22/03/2010 1 45 23 PM

Cashier PTasker



Pittwater Council

RATES SECTION

Unit 9/5 VUKO PLACE
WARRIEWOOD 2102

PO BOX 882
MONA VALE NSW 1660

DX 9018 MONA VALE
PH 9970 1111

www.pittwaterlga.com.au

pittwater_council@pittwater.nsw.gov.au

TO

FROM

FAX NO 9330 8111	FAX NO: 9970 7160
NAME CHANDU BHANDARI	NAME CATHIE LEESON
ATTENTION	CONTACT PHONE 9970 1235
NO OF PAGES (including this page) 2	CONTACT E-MAIL cathy_leeson@pittwater.nsw.gov.au

MESSAGE

Date 23/02/10

Subject: >>>>

As requested copy of instalment Notice for Property No 93713

CONFIDENTIALITY NOTICE TO RECIPIENTS EXTERNAL TO PITTWATER COUNCIL

The information in this facsimile is intended for the named recipient only. It may contain privileged and confidential information. If you are the intended recipient, you must not copy, distribute, take action in reliance on it, or disclose any details of the facsimile to any person, firm or corporation. If you have received this facsimile in error, please notify us immediately by reverse charge call and return the original to us by mail. We will reimburse you any costs you may incur in notifying us and returning the original facsimile to us.

PITTWATER COUNCIL

002579

Customer Service Centres
Village Park, 1 Park Street
MONA VALE
Monday to Thursday 8:00am to 5:30pm
Friday 8:00am to 5:00pm

59a Old Barrenjoey Road
AVALON
Monday to Thursday 8:30am to 5:30pm
Friday 8:30am to 5:00pm

Correspondence to
PO Box 882
Mona Vale NSW 1680

www.pittwater.nsw.gov.au
pittwater_council@pittwater.nsw.gov.au
ABN 61 340 837 871
Fax (02) 9970 7150
Telephone (02) 9970 1111

2009 / 2010
RATES AND CHARGES
NOTICE

DUE FOR PAYMENT
31 AUG '09

PROPERTY NUMBER
93713
Quote when making enquiries



PATHOLD DEVELOPMENTS PTY LTD
PO BOX 340
SEAFORTH NSW 2092

PROPERTY LOCATION AND DESCRIPTION (SEE DISCLAIMER ON INFORMATION SHEET)
56 PALM BEACH ROAD PALM BEACH NSW 2108
Lot 3 DP 1115251

POSTED ON 15 JULY 2009
DEDUCT PAYMENTS SINCE 3 JULY 2009
9% INTEREST ON LATE PAYMENT



PARTICULARS OF RATES AND CHARGES	No. CHARGES or AREA	LAND VALUE FOR RATING (AT BASE DATE 1 JULY 2006)	RATE IN \$	AMOUNT
Balance brought forward				2,573 86
Domestic Waste Charge	1			375 00
Residential Rate		937000	0 18023c	1 688 76
Stormwater Management Services Charge	1			25 00
TOTAL				\$4,662 62

Your assessment includes \$77 68 to be used for environmental infrastructure works

\$4,662 62 DUE 31 AUG 2009	PAY EITHER THE FULL AMOUNT OR BY INSTALMENTS	First Instalment \$3,096 02 DUE 31 AUG 2009	Second Instalment \$522.20 DUE 30 NOV 2009	Third Instalment \$522.20 DUE 28 FEB 2010	Fourth Instalment \$522 20 DUE 31 MAY 2010
-------------------------------	--	--	---	--	---

Amexcan Express - MasterCard Visa
1300 654 025 Credit Cards
www.pittwater.nsw.gov.au
Customer Ref No 9290255
A Service fee of 1% (GST incl) applies

PAYMENT BY BPAY
Biller Code 7641
Ref No 9290255

IN PERSON AT POST OFFICES OR COUNCIL

BY MAIL
Locked Bag 303
Silverwater
NSW 1811

Document re-created on 23/02/2010

Date



534 9290255

Name PATHOLD DEVELOPMENTS PTY LTD
Property No 93713
First Instalment \$3,096 02
Full Amount \$4 662 62

For Credit, Pittwater Council
Transaction Code 831 User Code 066595 Customer reference number 9290255

Amount paid (cheques use reverse)
\$

000000009290255:066595

831

JRW PLUMBING

10 Lewis Street
AVALON NSW 2107
Gold Licence No 9286
Ph 9918 9571 MOB 0418 425 863
ABN 265 10 716 465

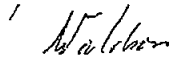
5th March 2010

Certificate of Compliance

56 Palm Beach Road, Palm Beach

I hereby certify that AAA rated tap and shower heads have been installed dual flush
toilets and hot water service achieves a minimum 3.5 star rating

Yours faithfully



John Waldron
JRW PLUMBING



NEILLY DAVIES & PARTNERS PTY LTD

ABN 71 121 623 550

Level 4, Suite 405, 44 Hampden Road
Artarmon NSW 2064

PO Box 849

Artarmon NSW 1570

Phone (02) 9884 8637

Fax (02) 9419 8241

Email info@neillydavies.com.au

Web www.neillydavies.com.au

16 March 2010

The Principal Certifier
C/o Peter Robinson
LJ Hooker Palm Beach
1073 Barrenjoey Road,
Palm Beach 2108

Dear Sir,

Re Structural Inspection and Certification at 3 / 56 Palm Beach Road, Palm Beach


As requested an inspection by the structural engineer was performed on 02 March 2010 at 3 / 56 Palm Beach Road, Palm Beach followed up by a review of the provided structural plans dated 06 February 2006 prepared by Northern Beaches Consulting Engineers P/L. Our assessment is limited to the visual inspection carried out on 02 March 2010 and the aforementioned plans

The visible parts of the timber framing in the subfloor was inspected. The provided structural plans were reviewed. While the whole structural design was not checked, random members were checked and found to be in compliance with AS1684.

This is to certify that subject to proper installation of timber members, the timber framing at the subject property

If you require further advice or verification please do not hesitate to contact this office

Yours faithfully,


MIE Aust CP Eng NPER 92996

Dr Bala Muhunthan
B Sc, (Hon) Civil Eng, M Eng Sc, PhD, FICE, MIE Aust, CP Eng NPER

