

-7 JUN 2013

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0046/08/S96/1
Construction Certificate No. 2008/2809A

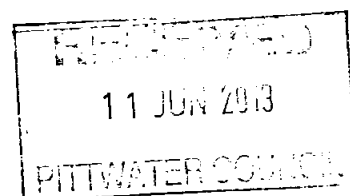
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2008/2809A
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



\$36 REC: 342277 11/6/13

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: 2008/2809A

Land to which this certificate applies:

Address: 90 Plateau Road, Bilgola Plateau

Lot No: 18 DP No: 12838

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. N0046/08/S96/1 is in force for this development.
- Construction Certificate No. 2008/2809A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling including a garage.
- 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: -7 JUN 2013



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
Commencement of building works	Inspected	26/06/2008
Excavation for footings	Inspected	18/08/2008
Prior to pouring of any in-situ reinforced concrete	Inspected	18/08/2008
Prior to the covering of any framework	Inspected	22/06/2009
Prior to covering waterproofing in any wet area	Inspected	23/11/2009
Prior to covering any stormwater drainage connections	Inspected	23/05/2013
Other required inspections		
Final Inspection	Inspected	23/05/2013

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

Smoke Alarms	Certificate of Installation issued by My Personal Electrician dated 30 January 2013
BASIX Compliance Statement	Issued by Wayne Brown, owner/builder, dated 31 May 2013, accompanied by a Window/Glazing Compliance Certificate issued by Airlite Windows Pty Ltd dated 3 June 2013
Waterproofing Compliance Certificate	Statutory Declaration prepared by Wayne Brown, owner/builder, dated 28 May 2013
Termite Protection Measures	Certificate of Installation issued by Horzon Pest Control dated 11 August 2008

BASIX Completion Receipt

Receipt no.:
CR-1370575592736-A27704_02

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: Friday, 07/06/2013



Principal certifying authority

Name: Tom Bowden
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Thursday, 23/05/2013

BASIX Certificate details

BASIX Certificate no.	A27704_02
Project name	Mr. and Mrs. Brown_02
Street address	90 Plateau Road
Suburb	Bilgola Plateau
Postcode	2107
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 18.8.08
 Address 90 Plateau Road Belgola
 DA No. NO 046/08 CC No. 2008/2809 CDC No.
 Requested by: Wayne Ph No. 0405 220 342

Optional Stage Inspections

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PCA Signage | <input checked="" 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 type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☒ An inspection of ground floor slab 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.

Steel to ground floor slab waterproofing

Provide tree protection as discussed on site plus
alt fence

Signed: A. Bala Accreditation No. 2110215 Date: 18.8.08 ✓
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 22.6.09
 Address: 90 Plateau Road Bilgola Plateau
 DA No. _____ CC No. 2008/2809 CDC No. _____
 Requested by: Wayne Ph No. 0410 547 868

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 checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____ | | |

☒ An inspection of wall & roof framing 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.

Owner advised the downs required to 1st floor bottom plates and tension up metal tension bracing.

Signed: A. Barber Accreditation No. BFB0015 Date: 22.6.09

Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 23/11/09
 Address 90 Plateau Road Belagala
 DA No. N0006/08 CC No. 2008/9809 CDC No. _____
 Requested by: Wayne Brown Ph No. 0605 220342

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 waterproofing to ensuite 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.

Waterproofing to ground floor ensuite satisfactory

Signed: A. Bick Accreditation No. BPBC015 Date: 23/11/09
 Accredited Building Surveyor



PERSONAL PROFESSIONAL
SERVICE JUST FOR YOU

0414 999 044

LICENCE: 1001270 ABN: 71306032074

WWW.MYPersonalElectrician.com.au
PETER GIMBERT

30/01/2013

This is to certify that 3 hard wired smoke detectors have been installed at
90 Plateau Road, Bilgola Plateau in accordance with AS 3786-1993.

Peter Gimbert (Licensed Electrician)

A handwritten signature in black ink, appearing to read 'Peter Gimbert', written in a cursive style.

04 JUN 2013

BASIX COMPLIANCE STATEMENT

1. Subject land details

No. 90

Lot No. 18

DP No. 12838

Street Name

Plateau Road

Suburb

Bilqola Plateau

Post Code

2107

Description of Approved Development

Alterations and additions to an existing dwelling including a garage

2. BASIX Certificate details

BASIX Certificate No.

A27704_02

Dated

28 May 2013

3. Applicant's declaration & signature

I, Wayne Brown (owner/builder - Permit no. 355270P), confirm the following requirements of the above BASIX Certificate have been fulfilled, namely:

1. Fixtures and systems
2. Insulation requirements; and
3. Glazing requirements (including the installation of single pyrolytic low-e glazing and single toned glazing to nominated windows)

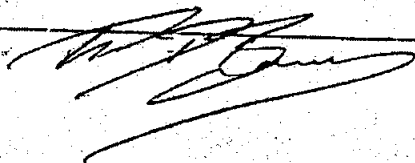
Name

Wayne Brown

Date

31 May 2013

Signature(s)





Part of the JELD-WEN family

Airlite Windows Pty Ltd
A.B.N. 31 000 324 676

62 Drummond Street
South Windsor NSW 2756
Australia

Tel: (02) 4577 4577
Fax: (02) 4577 4967

P.O. Box 555,
Windsor NSW 2756

3rd June 2013

To whom it may concern:

RE SITE: 90 PLATEAU ROAD, BILGOLA PLATEAU

Please be advised that the following Items on Airlite Windows order 094003 *Wayco Installations P/L* have been glazed using 6.38 Comfort Plus Clear (Single Pyrolytic Low E Glass) Items: **2, 3, 6, 8 & 9.**

Kind Regards,

Rachel Hockley

Sales Support

02 4577 4577

rachelhockley@airlite.com.au

Commonwealth of Australia
STATUTORY DECLARATION
Statutory Declarations Act 1959

I, Wayne David Brown of 90 Plateau Road Bilgola Plateau NSW 2107
Carpenter and Owner Builder

Make the following declaration under the *Statutory Declarations Act 1959*:

Being the owner builder of the above property I installed the waterproofing to the Bathroom , Ensuite, WC and laundry .

All work was carried out to and complies with the Australian Standards AS 4858 and AS 3740 as detailed in the attached Work Method Statement.

I hereby take responsibility for and guarantee all work for a period of ten years from the date of this document

28 MAY 2013

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

 Signed by Wayne David Brown

Declared at Bilgola Plateau on 28th day of May in the year 2013

Before me, Allan John Goldsworthy, Barrister-At-Law, Trust Chambers, Level 10,
287 Elizabeth Street, Sydney. NSW. 2000.

 Allan Goldsworthy, Barrister at Law 28/5/2013

Note 1 A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*.

Note 2 Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*.

Work Method Statement

Activity:	Waterproofing / Bathroom Ensuite / WC / Ldy	Contractor:	Wayne Brown / Owner Builder
Person completing this statement:	Wayne Brown	Tel:	0405220342
Date:	28/5/2013	PRODUCT TO BE USED:	Crommelin sealer / membrane

Key steps	Equipment or plant required	Possible hazards	Safety controls including personal protective equipment (PPE)	Work to be carried out
1. DOOR & SHOWER ANGLES	Drill / Screw dill	Drill slipping	Eye protection	Install angles to door way and shower recuses
2. PREPERATION OF FLOOR AND WALLS	Broom / vacuum cleaner	Dust	Eye protection / face mask	Clean floor and wall of all dust and Debreë
3. REINFORCING BANDAGE	Knife	Cuts	Eye and hand protection	Pre-cut bandage to wall corners of showers to a height over 2 meters. All ljunction of wall and floor
4. SEAL WALLS AND FLOOR	Roller and brush		Eye and hand protection	Seal all areas which are to waterproof
5. WATERPROOFING MEMBRANE	Roller and brush		Eye and skin protection	After installing bandage apply 3 coats of class III membrane to the areas that are to be waterproofed.
				After each coat allow 24 hrs. to dry before next coat is applied

ALL WORK TO BE CARRIED OUT IN ACORDANCE WITH AS 4858 / CLASS III MEMBRANE AS STATED IN AS 3740

Certificate of Installation
in accordance with AS 3660.1-2000
New construction

PAD (3)

Name of owner/builder Mr W Brown
Property Address 90 BILSIA SUMMIT ROAD
BILSIA PLAZA

Nº **A** 083233

Post Code 210

AS 3660.1 Termite work: **Termiticide Liquid Barrier Treatment**



and/or **Physical Barrier or other Barrier Installation**



A Liquid Termite Barrier was installed to the following area(s) FROM LOWER EXTENSION
_____ using the liquid termiticide(s)
BIFLUX _____ which contain the active constituent(s)
BIFLUTININ _____. The concentration of the liquid termiticide/s used was 1 %
and the total volume used was 405 Lt.

A Physical or other Barrier System(s) was installed in the following area(s) N/A
_____ using _____
_____ The method(s) of installation was _____
_____. The above system(s) ~~are~~ **are not**
(cross out one or the other) integrated with each other.

The system(s) ~~are~~ **are not** (cross out one or the other) integrated with the concrete poured by the builder to form the termite barrier.

The resulting barrier is a ~~complete~~/partial (cross out one or the other) barrier, if the barrier is not complete further work may be required as partial barriers are not effective and may allow undetected Termite entry. You should consult with the builder. See the limitations below.

The Termite Barrier was carried out on the 11 day of August 20 08 and a durable notice was placed SIGN TO BUILDING and _____.

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months.

It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite barrier installed or allow concealed termite entry to the property.

We recommend an inspection of the building and the surrounds every 12 months.

Termiticide Barriers degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Barrier.

If the above barrier(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 2870-1996 + amendments.

Terms and Conditions on Page 1 form an important part of this Certificate.

Limitations that apply to the above installation are: N/A

Certificate of Installation in accordance with AS 3660.1-2000

Terms and Conditions

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - This Certificate is made solely for the benefit of the builder/owner named on the face of this Certificate and no liability or responsibility whatsoever is accepted to any third party who may rely on the Certificate either wholly or in part. Any third party acting or relying on this Certificate in whole or in part does so at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. Prior to the site being prepared the builder should have ensured that all termite activity found was eradicated in accordance with AS 3660.1-2000. Prior to work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. See clauses 3 and 10 below.
2. The effectiveness of this installation is dependent upon the provision of a complete (full) barrier being installed in accordance with AS 3660.1-2000 using approved termiticides, systems and/or products. If the barriers are disturbed, breached or bridged then concealed entry by subterranean termites is possible.
3. No liability is accepted for any failure of a termite barrier and this firm warrants only to provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the barrier is a partial barrier or if the builder has not arranged for the termite eradication in clause 1 above.
4. The barrier(s) installed, as detailed on this Certificate and in the diagram, provide a barrier against subterranean termites only. The barrier is not a barrier against any other pest(s) and in particular does not provide any barrier against "drywood (KALOTERMITIDAE) or dampwood termites.
5. **No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.**
6. The termite barrier(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandahs etc), introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers can be destroyed completely by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation is essential.
7. When installing paths, lawn, gardens etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite barrier system then it is equally important not to cover the slab edge unless another form of barrier is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite barrier installation is essential.
8. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.
9. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.
10. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.
11. **It is the building owner's responsibility to ensure that the inspections, recommended in AS 3660.2-2000, are performed.** Please contact this firm.

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed barrier has been breached or bridged in any way.

The Australian Standard AS 3660.2-2000 recommends that: - "Regular, competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". The Standard also recommends "The building owner should ensure that regular inspections – are carried out by a person competent in Unit 8 Inspect and Report on Timber Pests of the National Pest Management Competency Standards, or equivalent" and has "experience in accordance with that specified in AS 4349.3-1998". Termites can build around barriers but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The termite barriers will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 carried out by a qualified termite inspector.

IMPORTANT INFORMATION: The Australian Standard AS 3660.1-2000 Termite Management Part 1: New Buildings details the "methods to deter concealed entry by termites" and goes on to say "a termite barrier system constructed in accordance with this Standard cannot prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections." A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required.

A 083233

Diagram (not to scale) showing the location of the installed barrier(s). The direction of North is indicated by the ↑ symbol.

LEGEND	North is approximately:
Plumbing	
Piers	
Steps	
Termite Barriers	
Other:	

It is very important that the Termite Barrier is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

Frequent inspections are very important. Termite barriers do not kill or stop termites. The barriers are installed to prevent concealed access only. The barriers are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2-2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Barrier.

Installation Firm: <u>Honiton Pty Co Ltd</u>	Name of Installer: <u>Ken Coyle</u>
Firm's Address: <u>100 ... 880</u>	Installer's Licence No.: <u>0800</u>
<u>Basco, N.S.W.</u>	Insurance Termite Accreditation No.: <u>1601</u>
Post Code: <u>2100</u>	Signature: <u>[Signature]</u>
Telephone: <u>97421 8234</u>	Date: <u>11-8-08</u>