

25 OCT 2006

General Manager
Warringah Council
725 Pittwater Road
DEE WHY NSW 2099

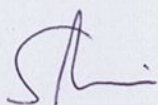
Dear Sir

**Re: Development Consent No. NO858/04
Construction Certificate No. 2005/719**

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

1. Occupation Certificate No. 2005/719
2. Various Building Inspection Reports & Certifications
3. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



Stephen Pinn
Insight Building Certifiers Pty Ltd



Rec: 204001
\$30 pd 30.10.06

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: 2005/719

Land to which this certificate applies:

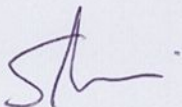
Address: 38 Cabarita Road, Avalon

Lot No: A DP No: 569291

I certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E.
- Construction Certificate No. 2005/719 has been issued with respect to the plans and specifications for the building.
- The building is completed in accordance with its classification under the Building Code of Australia.

DATED: 25 OCT 2006



Stephen Pinn
Accredited Certifier - Registration No. POO40

COPY

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 24.8.05

Address: 38 Cabanita Rd Avalon Lot: DP:

DA No. CC No. 2005/719 CDC No.

Requested by: Adam Ph No. 0425 231 303

Critical Stage Inspections

- | | | |
|---|---|--|
| <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 type="checkbox"/> Other (specify) |
| <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

☒ An inspection of footings, retaining, and piers for pool 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.**

Ensure correct cover to steel.

Skinnaps to piers in retaining wall footings.

A Bailey 24.8.05

Signed: Shi
Accredited Building Surveyor

Date: 24/8/05

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 7-9-05

Address: 38 Caparita Rd Avalon Lot: DP:

DA No. CC No. 2005/719 CDC No.

Requested by: Adam Ph No. 0425 231 303

Critical Stage Inspections

☐ PCA Signage

☒ Steel Placement

☐ Stormwater

☐ Sediment Controls

☐ Floor Framing / Slab

☐ Pool Fence

☐ Tree Protection Measures

☐ Wall Framing

☐ Final Inspection

☐ Building Commencement

☐ Roof Framing

☐ Other (specify)

☐ Footings and Excavation

☐ Waterproofing

☐ Photographic record

☒ An inspection of steel to block retaining wall 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.

Ensure vertical bars are clear of the block walls.

A Bentley, 7/9/05

Signed: Sh
Accredited Building Surveyor

Date: 7/9/05

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 16.9.05

Address: #38 Cabarita Road Avalon Lot: DP:

DA No. CC No. 2004/749 CDC No.

Requested by: John Ph No. 0612 115 227

Critical Stage Inspections

- | | | |
|---|---|--|
| <input 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 type="checkbox"/> Photographic record |

☒ An inspection of Steel to pool 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.

Extra horizontal & vertical bars required in skimmer base area.

Extra horizontal bar around the perimeter of the pool at the top of the wall as shown on engineer's detail. Ensure correct cover to steel at the base of the ballast tank and bot of skimmer base area.

Clean off loose fill from top of all piers Pa Bailey 16/9/05

Signed: [Signature] Date: 16/9/05
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 13.10.05

Address 38 Cabanita Road Avalon Lot..... DP.....

DA No. CC No. 2005/719 CDC No.

Requested by: Nathan Ph No. 0411 095 784

Critical Stage Inspections

- | | | |
|---|--|--|
| <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 type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

☒ 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.**

A Bailey 13.10.05

Signed: [Signature] Date: 13-10-05
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pottsville Date of Inspection 3.4.06

Address 38 Parkside Road Avalon Lot..... DP.....

DA No. CC No. 2005/719 CDC No.

Requested by: John Ph No. 0412 115 227

Critical Stage Inspections

- | | | |
|---|---|--|
| <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 checked="" 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 type="checkbox"/> Photographic record |

☒ An inspection of pool fence 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.**

Signed: A Bailey
Accredited Building Surveyor

Date: 3.4.06

Allied Waterproofing Pty Ltd

ABN 92 116 470 430

Trafficable Membranes
Torch on Membranes
Tanking

Protective Coatings
Bathrooms
Balconies

All Damp Work
All Remedial Works
Concrete Cancer

CERTIFICATE

TO:

Adam Crawford
23 Clark Street
NARRABEEN NSW 2101

JOB SITE:

38 Cabarita Road, Avalon.

DATE OF COMPLETION:

1/11/2005

WORKS COMPLETED:

Waterproof 1 x WC/PC to AS3740 Standards.

DIRECTOR: 

DATE: 1 / 11 / 05

37 Adams Street, Frenchs Forest NSW 2086

Tel: 02 9975-5120

Mobile: 0417-288-974

Fax: 02 9451-3880

Our Ref:

C1007



Pittwater Council

Component Certificate

DA No: N0858/04

CC No:

Property: 38 CABARITA ROAD AVALON NSW 2107

Landscaping

LS-1

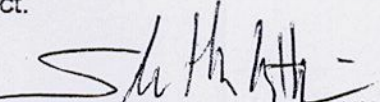
I STUART MATHILSON of STUART LANDSCAPE CONSTRUCTIONS
(Name) (Business)
at 8 SURREY RD TURRAMURRA 2074
(Mailing Address)
0400 788 278
(Contact Phone No)

being a:

- ☐ qualified horticulturist
☒ landscape architect

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

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

Signature 

Date 20-6-06

CLISTOMER
COPY
ST GEORGE BANK
ENVIRONMENTAL PTY LTD
BANKSTOWN NSW AU

BUILDING INDUSTRY PEST SERVICES

Head Office: 56C Restwell Street, Bankstown NSW 2200
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

CERTIFICATE OF TREATMENT




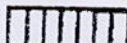
Notification that the building described has been treated by BUILDING INDUSTRY e protection from subterranean termite attack. Please note that further treatments by protect your home.

VALON, 38 CABARITA ROAD
DAM CRAWFORD

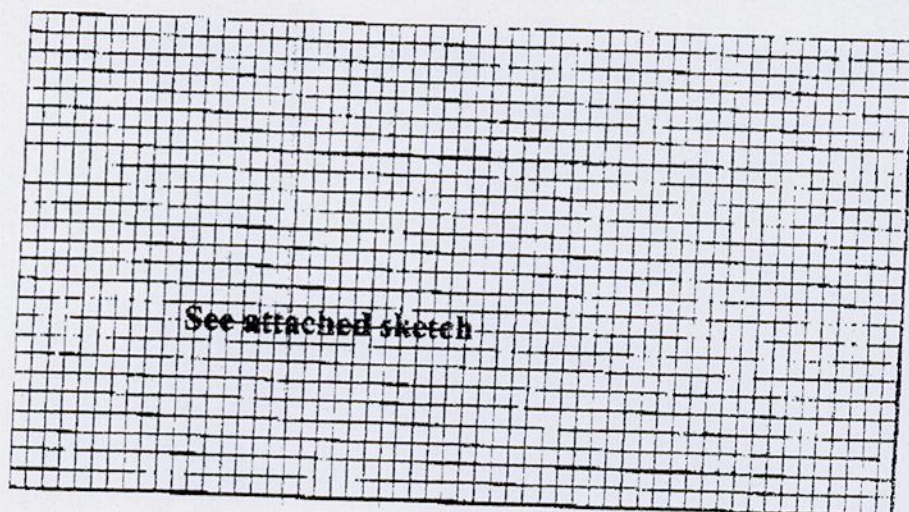
System provides significant protection for many years, annual, complete inspection is recommended. When bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, building, may render the chemical or Granitgard barrier ineffective.

Soil under Bearers and Joists

LEGEND

- Treated area 
Plumbing line 
Pier 
Steps 

Rough sketch only - refer builder's plans for true dimensions.

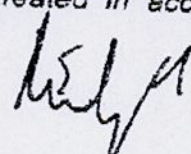


DATE OF TREATMENT: 11-10-2005
Volume of Concentrate: 0.7375 litres
Volume of Emulsion: 295 litres
Application Rate: 0.25 litres / sq. metre
Area Protected: 59 square metres
Materials Applied: Bifenthrin

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.

Applied by: M Goodall

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.



Pittwater Council
Component Certificate

DA No: N0858/04

CC No:

Property: 38 CABARITA ROAD AVALON NSW 2107

Building Setout

BS-1

SOUTER & ASSOCIATES

SURVEYORS

HERON COVE MARINA

NEWPORT 2106

I IAN SOUTER of
(Name) (Business)

at
(Mailing Address)

9979-5709
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 784.....)

hereby certify that the **building has been set out in accordance with the boundary setbacks** nominated on the approved Development Consent plans or as amended/required by any condition of Development Consent.

Signature 

Date 6.6.05



Pittwater Council
Component Certificate

DA No: N0858/04

CC No:

Property: 38 CABARITA ROAD AVALON NSW 2107

Excavation and/or Filling

EX-1

SOUTER & ASSOCIATES
SURVEYORS
HERON COVE MARINA
NEWPORT 2106
(Business)

I IAN SOUTER
(Name)

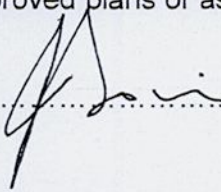
of
(Business)

at
(Mailing Address)

9979-5709
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 784.....)

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 in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

Signature 

Date 20.8.05

Neilly Davies & Partners Pty.Ltd.

Consulting Civil & Structural Engineers

A.B.N. 27 084 944 614 PH: 9884 8637 FAX: 9419 8241 neillydavies@optusnet.com.au
SUITE 405A/44 HAMPDEN RD ARTARMON NSW 2064 (PO BOX 849 ARTARMON)

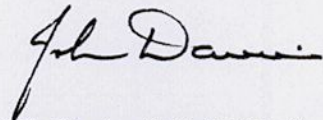
29 August 2005
The Principal Certifier
38 Cabarita Rd
Avalon NSW 2107

Dear Sir,

Re: 38 Cabarita Rd Avalon.

This is to certify that we have inspected the reinforcement for the retaining wall footings at the above address and consider that the work as inspected is structurally sufficient.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J.T. Davies', with a stylized, cursive script.

J.T. Davies B.E. F.I.E. (Aust) NPER – 3 No. 1312209

Neilly Davies & Partners Pty.Ltd.

Consulting Civil & Structural Engineers

A.B.N. 27 084 944 614 PH: 9884 8637 FAX: 9419 8241 neillydavies@optusnet.com.au
SUITE 405A/44 HAMPDEN RD ARTARMON NSW 2064 (PO BOX 849 ARTARMON)

4 October 2005

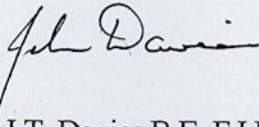
The Principal Certifier
38 Cabarita Rd
Careel Bay NSW 2107

Dear Sir,

Re: Alterations and Additions 38 Cabarita Rd Careel Bay.

This is to certify that we have inspected the reinforcing steel in position for the concrete block reinforcing wall at the above address and consider the reinforcing steel inspected to be structurally adequate.

Yours faithfully,



J.T. Davies B.E. F.I.E. (Aust) NPER – 3 No. 1312209



Pittwater Council
Component Certificate

DA No: N0858/04

CC No:

Property: 38 CABARITA ROAD AVALON NSW 2107

Pool Filter Noise

PFN-1

I KEN SCANNEL of NOISE AND SOUND SERVICES
(Name) (Business)

at SPECTRUM HOUSE, 1, ALCANTAS AVENUE, ST IVES NSW 2075
(Mailing Address)

(02) 9449 6496
(Contact Phone No)

being a qualified acoustic engineer, hereby certify that I have taken noise readings at the site and it has been determined that the **maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level**, when measured from any adjoining premises.

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

Signature 

Date 29 MAY 2006

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate

Development Application for _____	_____
Name of Applicant	
Address of site <u>38 Cabarita Road, Careel Bay.</u>	

Declaration made by geotechnical engineer on completion of the Development

I, J. Hodgson on behalf of Jack Hodgson Consultants Pty Ltd.
(Insert Name) (Trading or Company Name)

on this the 24.5.06

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated _____ referred to below.

Geotechnical Report Details:

Report Title:	<u>RISK ANALYSIS AND MANAGEMENT FOR PROPOSED</u>
Report Date:	<u>MINOR ADDITION AT 38 CABARITA ROAD, CAREEL BAY.</u>
Author:	<u>J. Hodgson.</u>

I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.

I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report.

I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. N0858/04 dated 19/11/2004
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

10.8.1 The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO Sheet No. BTF 18 and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002.

Signature J. Hodgson
Name J. Hodgson
Chartered Professional Status MENG SC FIE AUST
Membership No. 149 788





Pittwater Council

Component Certificate

DA No: N0858/04

CC No:

JOHN MCCONAGHY

Property: 38 CABARITA ROAD AVALON NSW 2107

Arborist

AR-1

I LUKE HOBBS of ACTIVE TREE SERVICES
(Name) (Business)

at PO Box 905 Mona Vale NSW 2260
(Mailing Address)

0407 997 311
(Contact Phone No)

being a qualified arborist, hereby certify that the works have been supervised and that the works as executed have been carried out in accordance with the recommendations contained in the approved arborist report referred to in the Development Consent/Construction Certificate and any relevant conditions of Development Consent.

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

Signature [Signature]

Date 12/10/06

MOHEB Z. MESHREKY

CHARTERED PROFESSIONAL ENGINEER

B. Sc (CIVIL) M.I.E. AUST.

10 TIMESWEEP DR, ST. CLAIR 2759

Office: (02) 98341828 Mobile: (0414) 622 518 FAX: (02) 98341858

Our Ref: SI - IPM05 - 01A

Your Ref:

Date: September 20, 2005

SITE INSPECTION

Re: Proposed Concrete Swimming Pool

At: No. 38 Cabarita Rd.,

Careel Bay

For: Mr. John McConaghy

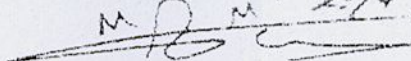
TO WHOM IT MAY CONCERN

Dear Sir, Madam

Today I have inspected the pool site mentioned above and found that the placement, size, and arrangement of the steel reinforcement are structurally adequate.

If I can be of any further assistance in this regard, please let me know.

Yours faithfully,



M. Meshreky

M.I.E. Aust. C. P. Eng.