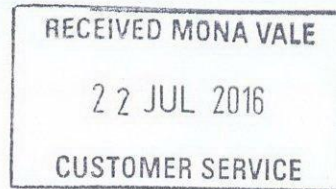


21 JUL 2016



General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0421/14
Construction Certificate No. 2015/5453

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

1. Interim Occupation Certificate No. 2015/5453.
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,

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

Tom Bowden
Insight Building Certifiers Pty Ltd

Rec 397790

Interim Occupation Certificate

issued under the
Environmental Planning and Assessment Act 1979
Section 109C (1)(c)(i) and 109H
Environmental Planning and Assessment Regulation 2000
Clause 151 & 155

Certificate No. 2015/5453

Applicant Address	Mr Alan & Mrs Donna Priestley 292 Hudson Parade, Clareville NSW 2107
Owner Address	Mr Alan & Mrs Donna Priestley 292 Hudson Parade, Clareville NSW 2107
Development Consent No.	N0421/14
Date Of Determination of Development Consent	5 March 2015
Construction Certificate No.	2015/5453
Date of Issue of Construction Certificate	14 April 2015
Location of Development Site	292 Hudson Parade, Clareville Lot No. 10 DP No. 228119
Building Details	Stage 1: Alterations & Additions to the Existing Dwelling (Excluding Front Fence)

Determination:

- * This certificate has been issued as APPROVED.
- * This certificate is issued subject to the following conditions:

Complete:

- The construction of the front boundary fence, subject to a separate Construction Certificate.

Date of Determination: 21 July 2016

Interim Occupation Certificate

I approve the issuing of
this Interim Occupation
Certificate and certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E.
- I have taken into consideration the health and safety of the occupants of the building.
- A Development Consent 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.
- When required, a report from the Commissioner of Fire Brigades has been considered.
- A BASIX completion report has been issued for this project.
- Refer to the attached Schedule of critical stage inspections.

Note: The issuing of this Occupation Certificate by *Insight Building Certifiers Pty Ltd* must not be construed as admitting liability for any defective works which may or may not occur, as a result of *Insight Building Certifiers Pty Ltd* not carrying out the required critical stage inspections as listed in the attached Schedule of Critical Stage Inspections.

Signed



.....

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

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

Critical Stage Inspections	Inspected or Missed	Date Inspected
Prior to issue of a Construction Certificate	Inspected	13/04/2015
Excavation for footings	Inspected	15/05/2015
Prior to pouring of any in-situ reinforced concrete	Inspected	29/05/2015, 26/06/2015 & 31/07/2015
Prior to the covering of any framework	Inspected	11/11/2015 & 02/02/2016
Prior to covering waterproofing in any wet area	Inspected	04/03/2016
Prior to covering any stormwater drainage connections	Missed	
Other required inspections	Child Safety Barrier	13/07/2016
Final Inspection	Inspected	25/05/2016 & 13/07/2016

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

Termite Protection Measures Compliance Certificate	Issued by Everest Pest Control dated 20 July 2016.
Smoke Alarm Installation Compliance Certificate	Issued by North Narrabeen Electrical dated 12 July 2016.
Structural Engineer's Compliance Certificate	Issued by Civil & Structural Engineering Design Services Pty Ltd dated 6 July 2016.
BASIX Compliance Statement	Issued by Cre8ive Building Projects dated 16 June 2016, accompanied by Glazing Compliance Certificate (windows and doors) issued by Airlite Windows Pty Ltd dated 4 December 2015.
Geotechnical "Form 3" Certificate	Issued by Civil & Structural Engineering Design Services Pty Ltd dated 18 July 2016.
Restricted Bedroom Window Opening Compliance Certificate	Issued by Cre8ive Building Projects dated 16 June 2016.
Stormwater Management Compliance Certificate	Issued by Civil & Structural Engineering Design Services Pty Ltd dated 6 July 2016 accompanied by Works-As-Executed Stormwater Management Plan dated 8 July 2016 Steve Davey & Associates Pty Ltd (Registered Surveyor) dated 8 July 2016.
Arborist's Compliance Statement	Issued by Growing My Way Tree Consultants dated 11 July 2016.
Landscape Completion Compliance Certificate	Issued by Positive Earth Landscapes dated 12 July 2016.
Swimming Pool Compliance Certificate	Issued by Cre8ive Building Projects dated 16 July 2016.
Council's Road Reserve Compliance Certificate	Issued by Northern Beaches Council dated 6 July 2016.
Missed Inspection Report	Signed by Cre8ive Building Projects, undated

BASIX Completion Receipt

Receipt no.: CR-1469140833574-A202607

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, 22/07/2016



Principal certifying authority

Name: Tom
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Wednesday, 13/07/2016

BASIX Certificate details

BASIX Certificate no.	A202607
Project name	MR. & MRS. PRIESTLEY
Street address	292 Hudson OTHER...
Suburb	Clareville
Postcode	2107
Local Government Area	Pittwater Council

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 15/5/15
 Address 292 Hudson Parade, Clarendon
 DA No. CC No. 2015/5453 CDC No.
 Requested by: Mandy Ph No. 0411 587 256

Critical Stage Inspections

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

- An inspection of pucc 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.**

Geotechnical Engineer to certify the foundation material

Complete steel to pucc

Engineer certificate required for pucc

Signed: A Bailey Accreditation No. BPB0011 Date: 15/5/15
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pottsville Date of Inspection 29.5.2015
 Address 292 Hickory Road, Clarendon
 DA No. _____ CC No. 2015/545 CDC No. _____
 Requested by: Matt Ph No. _____

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 checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input checked="" 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"/> Photographic record |

Other (specify) ground floor slab

An inspection of slab reinforcement 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 fixing not completed.

Engineer to certify when completed.

Signed: [Signature] Accreditation No. 860042 Date: 29/5/2015
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : PIITWATER Date of Inspection 26 JUNE 2015

Address 292 MIDVAL PARADE CLAREVILLE

DA No. CC No. 2015/5453 CDC No.

Requested by: MARK Ph No. 0413 587 256

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 checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input checked="" type="checkbox"/> <u>DRIVEWAY</u>
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 concrete slab steel 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 in accordance with engineers detail

Signed: [Signature] Accreditation No. [Signature] Date: 26/6/15
Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 31/7/15
 Address 292 Hudson Parade Ploverville
 DA No. CC No. 2015/5453 CDC No.
 Requested by: Mark Ph No.

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 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 checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

- An inspection of steel to determine 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 design modification engineers certificate required

Signed: A Barber Accreditation No. BP60015 Date: 31/7/15
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 11/14/15
 Address 292 Hadson Parade Clareville
 DA No. _____ CC No. 2015/5453 CDC No. _____
 Requested by: Barton Ph No. 02409925442

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.

Inquirer certificate

Signed: A. Barton Accreditation No. B/S0015 Date: 11/14/15
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 2/2/16
 Address 297 Hudson Parade Clarendonville
 DA No. CC No. 2015/5435 CDC No.
 Requested by: Barton Ph No. 0409 975 442

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 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.**

Framing satisfactory

Signed: A. Bailey Accreditation No. BPB0015 Date: 2/2/16
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 4 MARCH 2016
 Address 392 HIDEON PARADE CLAYVILLE
 DA No. CC No. 2015/5453 CDC No.
 Requested by: MARY Ph No. 043 587 351

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 wet area 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 satisfactory

Signed: [Signature] Accreditation No. BAP0015 Date: 4/3/16
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 13.7.2016
 Address 292 Hudson Vde Clareville
 DA No. _____ CC No. 2015/5453 CDC No. _____
 Requested by: Mark McDonald Ph No. _____

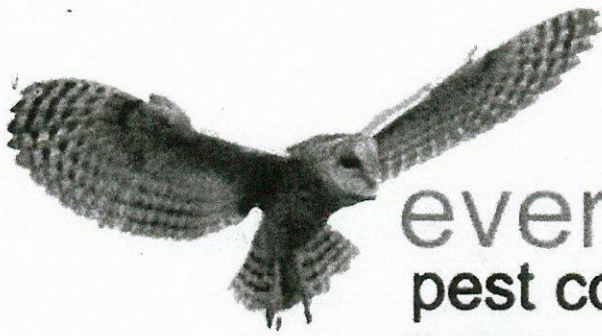
Critical Stage Inspections

- | | | |
|--|--|--|
| <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 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"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____ | | |

- An inspection of Reinspection - 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.**

rough wood boundary fence not satisfactory. - exposed wires within NC2. - builder advised
No recreation area displayed
Balustrade / pool fence to balcony not completed.

Signed: Mark McDonald Accreditation No. 10860042 Date: 13.7.2016
 Accredited Building Surveyor



everest
pest control

ABN: 24 850 934 309



SUBTERRANEAN TERMITE MANAGEMENT SYSTEMS CERTIFICATE OF INSTALLATION

in accordance with AS 3660.1

New Building Work Only

Form: C3 – 4th March 2015

IMPORTANT INFORMATION This document references the current versions of the Australian Standard series AS 3660 *Termite Management* including AS 3660.1, AS 3660.2 and AS 3660.3. This "Subterranean Termite Management Systems Certificate of Installation in accordance with AS 3660.1" ("The Certificate") is issued subject to the Terms & Conditions set out in Clause A.1 of this document.

NAME OF BUILDER: **Mark McDonald – Cre8ive Building**

PROPERTY AT: **292 Hudson Parade, Clareville**

PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT

METHOD OF TERMITE MANAGEMENT This Certificate confirms the installation of a termite management system.

Date the work was completed: 26th May 2015

Details of the termite management system(s) installed (include all relevant information as required by AS 3660.1 such as whether a single or integrated termite management system has been installed, the name of the system(s), method of installation and any specific maintenance recommendations):

Chemical barrier to soil beneath new slab at front of existing structure.

Approximate total area: 114m².

Chemical Used: Biflex

Concentration: 1% (maximum as per label)

Active Constituent: Bifenthrin

Total Volume of Liquid: 800 Litres

Specify any specific limitations and additional advice Include any limitations to the installation of the management system or the ability to maintain or inspect, which may have occurred due to the design or construction of the building or the requirements of the client.

(a) This Certificate only applies to the work of this Installer. It does not apply to the work of any other installer.

(b) Where appropriate and feasible, outer exposed 'raft' edges of this new slab should also be treated prior to the installation of decks, paths or landscaping.

(c) This Certificate applies to the new slab only, the rest of the existing structure remains uninspected, untreated and unprotected. We strongly advise that a wholistic Termite Management Plan for the entire site is implemented.

INSPECTIONS

As no guarantee of the success of termite procedures can be given (see Clause A.1, Limitation No. 2) regular inspections are always considered essential. **Inspections to help detect termite activity are recommended at 6 monthly intervals.**

CERTIFICATION This document certifies that the installation of subterranean termite management system(s) described in this Certificate have been carried out in accordance with Australian Standard AS 3660.1.

everest pest control



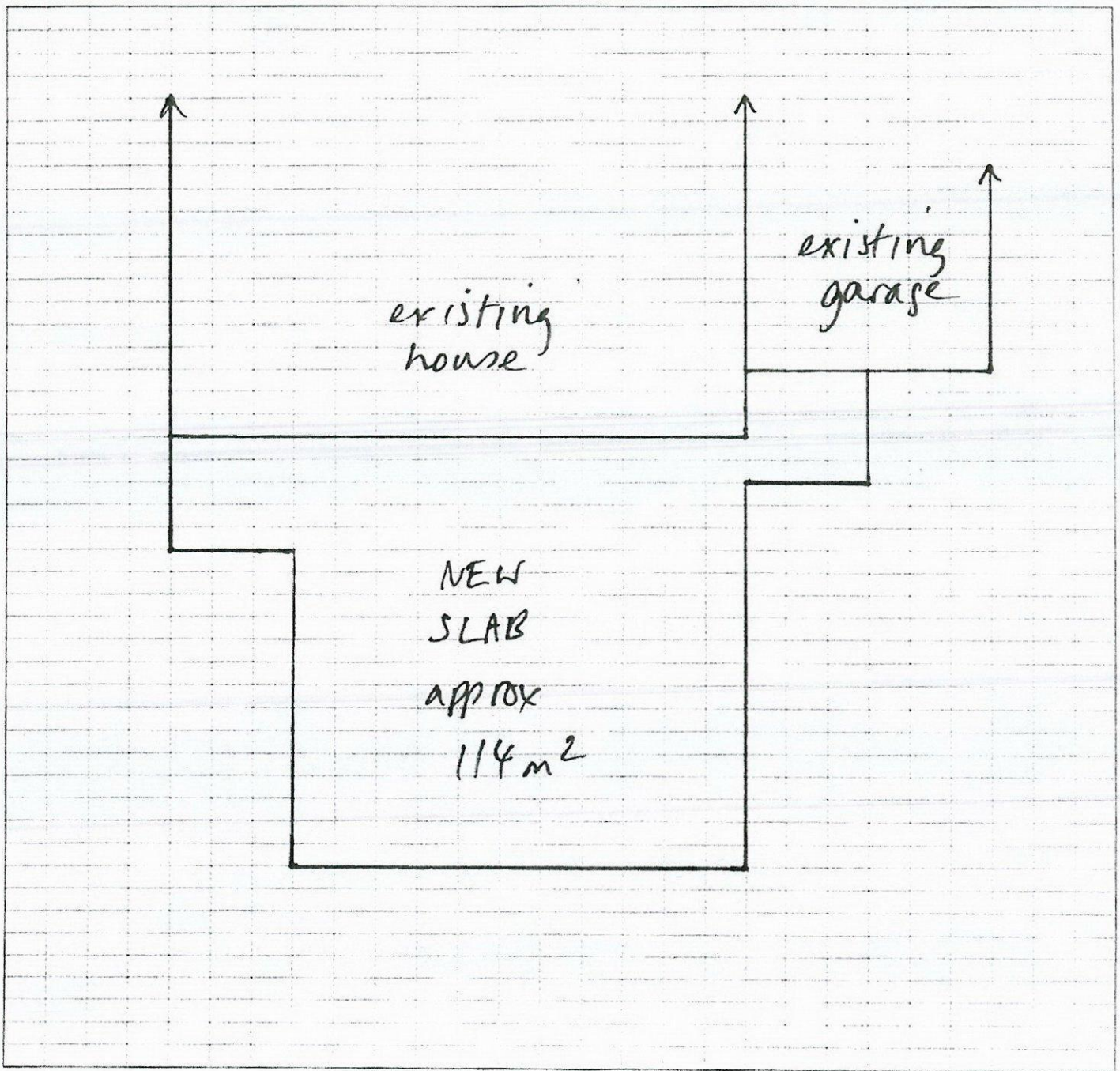
TERMITE DIVISION Licence No: 6912

p | 9948 5202 f | 9948 5343 m | 0434 933 644 e | info@epest.com.au w | www.epest.com.au
termite inspections | barriers | treatments | certificates | reports | residential & strata specialists

P A L M B E A C H T O P A D D I N G T O N

JM
22/7/16

SITE PLAN – Show the location of the termite management system components (include all relevant information - not to scale).



FRONT OF PROPERTY

A.1 TERMS AND CONDITIONS

PURPOSE OF TERMITE MANAGEMENT SYSTEMS

The purpose of a **termite management system** is to deter concealed entry by **subterranean termites** ('termites') into a building. Termites can build around management systems but their workings or evidence thereof are then in the open where they may be detected more readily during regular inspections.

No guarantee of the success of termite management procedures can be given, as termite management systems and **inspection zones** may be **bridged** or **breached** (see also Limitation No 1 below). The installation of a termite management system does not negate the need for regular competent inspections (see also Limitation No 2 below).

LIMITATIONS

1. This Certificate is NOT a warranty as to the absence of termite attack including termite damage or a guarantee of the success of termite management procedures. A termite management system cannot prevent attack as the management system may be bridged or breached. Where termites bridge management systems the evidence may be detected during inspections (see Limitation No 2 below). Also, the complete protection of buildings from attack by termites is NOT always possible due to construction design, building practice, site conditions and **Client** requirements (see also the section of this document headed "Specify any Specific Limitations and Additional Advice").
2. The installation of a termite management system does not negate the need for regular competent inspections. Regular inspections of the building and site at intervals not exceeding 12 months are strongly recommended. However, where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken. Regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.
3. It is the responsibility of the Client to confirm that termite management systems are properly designed and installed in accordance with the current Australian Standard AS 3660.1 "Termite Management, Part 1: New Building Work".
4. A termite management system may only be effective if the site is properly prepared prior to construction in accordance with AS 3660.1. Accordingly, it is the responsibility of the Client to ensure that the site complies with AS 3660.1.
5. Unless specified in "Details of Termite Management System(s) Installed" of this document, this Certificate does not cover sheet material or concrete slab management systems. Where sheet materials and/or concrete slabs are used as part of a termite management system, it is the responsibility of the Client to ensure that the management system complies with AS 3660.1.
6. It is the responsibility of the Client to ensure that any part of a termite management system is not bridged or breached during the building or landscaping process.
7. The Installer must be notified IMMEDIATELY of any evidence of active (live) termites found.
8. This Certificate only covers subterranean termites, it does not cover drywood termites and dampwood termites.
9. This Certificate has been produced for the use of the Client named in this document. The **Installer** or their firm or company are not liable for any reliance placed on this Certificate by any third party other than the disclosed **Building Owner** named in this document who instructed the Client.
10. This Certificate only applies to work of this Installer. It does not apply to the work of any other installer.
11. Any agreed service obligations are strictly between the Installer and Client and Building Owner named in this document. All service obligations terminate on sale or transfer of ownership of the designated building(s) and structure(s). A new owner must contact the Installer to re-establish cover.
12. This is not a pest inspection or a building report.

EXCLUSIONS

1. This Certificate expressly excludes the treatment, rectification or repair of termite damage resulting from past, current or future termite activity.
2. This Certificate expressly excludes the treatment, rectification or repair of any termite management system which has been damaged through the actions or inactions of the Building Owner or its servants, agents or invitees.

DEFINITIONS

Installer means the person who is engaged by the Client to install the termite management system.

Client means the person or persons (which may be same as the Building Owner) who engaged the Installer.

Building Owner means the person who has directed or authorised the Client to engage the Installer on their behalf, e.g. building owner instructing through a building contractor.

Termite Management System means a product or a coordinated system designed to mitigate the risk of concealed access by subterranean termites causing significant damage to a structure.

NOTE: Termite management systems are typically comprised of integrated components, inspection zones and inspection regime.

Subterranean Termites means termites of the species *Mastotermitidae*, *Rhinotermitidae*, and *Termitidae*, which require soil contact or a continuous supply of moisture and are regarded as the group of termites most damaging to buildings.

Bridging means termites gaining access to a structure by passing over a termite management system or inspection zone.

NOTE. Termites bridging a termite management system will often construct a shelter tube, which reveals their passage.

Inspection Zone means an unobstructed space over which termites have to cross or pass in order to gain access to a building or structure and, as a consequence, reveal their presence during visual inspection.

Breaching means the passing of termites through a hole or gap in a termite management system.

NOTE. Examples of breaches include the removal of a section of treated soil from a chemical soil management system, or a perforation or a disjunction in a physical management system.

CULTURAL MANAGEMENT

The following actions of the Building Owner can be instrumental in reducing the suitability of the environment to subterranean termites.

Subfloor Ventilation For buildings with suspended timber ground floors, the Building Owner should ensure that subfloor ventilation is adequate. Subfloor ventilation is the provision of natural air movement under a suspended timber floor to help protect against the degradation of timber caused by fungal decay and/or insect attack. Examples of inadequate ventilation include: where strong natural cross ventilation is not provided; and where natural cross ventilation is restricted by adjacent buildings or obstructions such as air-conditioning or vacuum ducting and mechanical ventilation (e.g. fan-forced) is not provided.

Moisture The Building Owner should ensure that ground levels around the building are maintained in such a way to minimise water entering under the building, especially into subfloor spaces. Where possible, plumbing systems should be kept free of leaks.

Excessive moisture exists where timbers, soil or areas close thereby hold enough moisture to attract or support termite colony development, fungal growth and wood-decay. Examples of excessive moisture include: free moisture (including standing water) in a subfloor space due to non-existent, defective or inadequate subsoil drainage; defective plumbing such as a leaking drain, or a temperature and pressure relief valve to a water heater continually discharging; water stains on roof linings; free moisture (including condensation) in a subfloor space due to a lack of adequate ventilation; or obstructions or restrictions limiting cross flow ventilation; dampness in walls; a flat roof holding puddles; a leaking shower; etc.

Vegetation The Building Owner should ensure that vegetation (including tree roots) does not inhibit the inspection zone or bridge or breach termite management systems. The planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. Subfloor areas should be kept free from all vegetation (including tree stumps) and debris which may encourage termite activity. Also, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed.

Landscaping The Building Owner should ensure that structures, including retaining walls are constructed of termite-resistant components thus minimising the potential for termites to establish nests.

Where garden beds are placed adjacent to the building, all soil, mulch and litter should be below inspection zones. Frequent or excessive watering should be avoided.

Where perimeter termite management systems have been installed, the Building Owner should also ensure that the integrity of the management system remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building). The slab edge must be exposed for a minimum of 75 mm above finished ground, landscaping or paving level.

Storage Practices The Building Owner should ensure that all subfloor areas are kept free of stored items. The storage of materials, (especially those containing cellulose, i.e. termite food) in subfloor spaces is not recommended as it may encourage termite activity, reduces ventilation and makes inspection difficult.

Where storage is on a concrete slab or attached to masonry elements, clear access for inspection should be provided below or behind for signs of termite entry. Piles of wood and other materials should be separated from the structure.

Attachments to Buildings The Building Owner should ensure that attachments and structures such as carports, verandahs, steps, access ramps, trellises, cladding, fences, pipework or similar be separated from the building by a gap of at least 25 mm, to allow clear and uninterrupted visual inspection across the inspection zone.

Where attachments or structures, as outline above, abut a building and there is not clear gap, then a termite management system should be provided to the attachment, regardless of the size of the attachment.

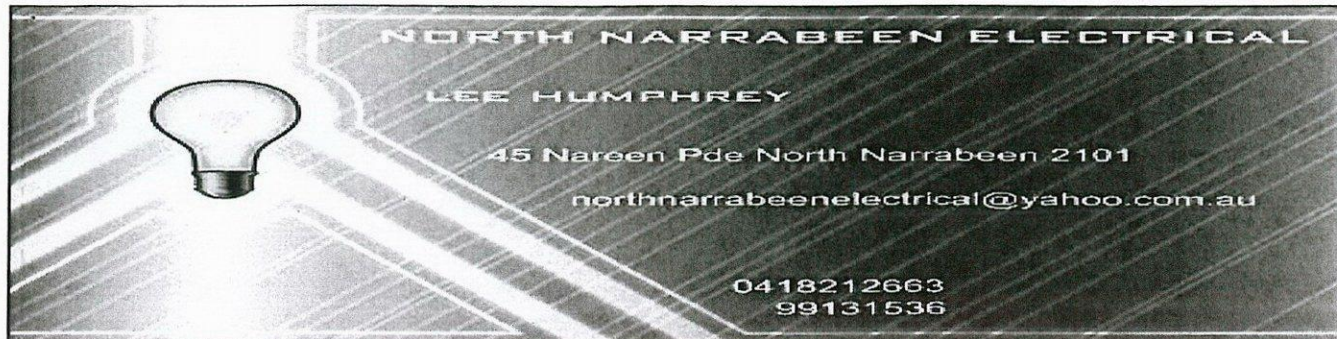
Where metal stirrups have been used at the base of timber posts a vertical inspection zone of at least 75 mm must be provided.

The Building Owner must understand that termite management systems can be rendered ineffective due to building alterations, renovations or additions.

Natural Predators The Building Owner should ensure that management actions do not reduce, where possible, the population of predatory animals; for example ants, lizards and birds consume termites. A bio-diverse environment around the structure can aid in termite management.

For further information on Cultural Management, please do not hesitate to contact the Installer or a licensed Termite Manager.

JSM
20/7/16



LICENCE NO: 58543C

ABN: 15 175 898 510

SMOKE ALARM CERTIFICATE

Property Address: 292 HUDSON PDE CLAIRVILLE

I Lee Humphrey of North Narrabeen Electrical at 45 Nareen Pde North Narrabeen being a qualified electrician, my qualifications being an Electrical Contractor, hereby certify that the smoke alarms have been located, installed, interlinked 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.

More than 40% of light fittings installed are L.E.D globes.

Signature

Lee Humphrey

date

12/07/16



BUILDINGPROJECTS

tel : 0413 587 256

fax : 02-9944 8777

16 June 2016

CERTIFICATE OF BASIX COMPLIANCE

To whom it may concern,

This certificate confirms that all building work @ 292 Hudson Prd
Clareville

Development Application No. N0421/14 meet the NSW government's
requirements for sustainability & Pittwater Council's Conditions of
Consent.

All work carried out is in accordance with the requirements of the Building
Code of Australia and the Home Building act.

All measures have been taken to fulfil commitments identified in the
BASIX Certificate i.e..

- Lighting.
- Fixtures.
- Insulation requirements.
- Window & Glazed doors glazing requirements and frame type.
Including all required shading devices (fixed or adjustable)
- Hot water – gas instantaneous.
-

Have been provided and installed in accordance with the requirements of
BASIX certificate No. A202607 dated 3rd November 2014

Yours faithfully,

Mark McDonald

Mark McDonald

Po Box 836 Narrabeen 2101

email: mark@cre8ivebuilding.com.au

web: cre8ivebuilding.com.au

Lic: 183228c **ABN:** 327 685 613 87



A JELD-WEN Company

Compliance Certificate

Airlite Windows Pty Ltd certifies that the windows and doors supplied to:

Address: 292 HUDSON PARADE CLAREVILLE NS 2107

Order Number: 18217 Cust Po: MR/MRS PRIESTLEY

Delivery Date: 04/12/15

We confirm Pyrolytic low e glazing meets requirements outlined in BASIX No.A202607 3/11/14

o Australian Standards AS2047 - 2014

o Australian Standards AS1288 - 2006

Airlite products have been tested and passed by a N.A.T.A accredited test laboratory.

Airlite provides a 7 year guarantee against faulty workmanship and materials.

Airlite Representative

Date

04/12/15

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

20/7/16



tel : 0413 587 256
fax : 02-9944 8777

16 June 2016

CERTIFICATE OF COMPLIANCE

To whom it may concern,

This certificate confirms that all building work completed at 292 Hudson Prd Clareville – Development Consent No. N0421/14 has met the NSW government's requirements for sustainability and Pittwater Council's conditions of consent.

All windows in bedrooms having a finished floor level 2m or more from the surface beneath have been restricted with a maximum opening of 125mm in accordance with the requirements of clause 2.9.2.5 of the BCA Vol 2

All measures have been taken to fulfill commitments identified in the BASIX Certificate attached.

Yours faithfully,

Mark McDonald

Mark McDonald

Ross McWhirter, Project Leader Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629007

6 July 2016

Cre8ive Building Projects
PO Box 836
NARRABEEN NSW 2101

Dear Sir,

**Re: Final Inspection of Works in Road Reserve at 292 Hudson Parade,
Clareville**

DA No. N0421/14 - Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 6 July 2016 at 11am.

The work has been completed in accordance with the approved application to Council's satisfaction. There is no damage to Council's public infrastructure as a result of the completed development.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours sincerely



Ross McWhirter
PROJECT LEADER ROAD RESERVE MANAGEMENT



positive earth
landscapes

24 Bolwarra Rd
North Narrabeen, NSW 2101
Mobile: 0437 570 193

Landscape Compliance Certificate

Address: 292 Hudson Parade, Clareville

To whom it may concern,

All works carried out at 292 Hudson Parade, Clareville have been installed to AS standards and as per council guidelines.

Front and side fences Comply with all relevant codes and all planting has been installed using native flora sourced from local nurseries.

Regards

Michael Burr ridge
Lic: 225703c

12/7/16.



Civil & Structural Engineering Design Services Pty. Ltd.

ABN: 62 051 307 852

3 Wanniti Road BELROSE NSW 2085

Email: hited@bigpond.net.au

Tel: 02 9975 3899 Fax: 02 99751943

Web: www.civilandstructural.com.au

6th July 2016

Mr & Mrs Priestley
292 Hudson Parade
CLARVILLE NSW 2107

D-11-263092-1

Dear Sir & Madam,

**Re: Alterations & Additions at 292 Hudson Parade, Clareville
CERTIFICATE OF HYDRAULIC ADEQUACY**

I, Edward A. Bennett, practising Civil, Structural, Geotechnical & Environmental engineer, hereby confirm that I have inspected the above OSD Tank installation & New Drainage System during construction and I am able to certify that the works have been carried out in accordance with the relevant plans, provided, relevant BCA codes and relevant Australian Standards, such that I am able to issue this "Certificate of Hydraulic Adequacy".

Yours faithfully,

A handwritten signature in black ink, appearing to read 'E. A. Bennett'.

E. A. Bennett M.I.E. Aust. NPER 198230, BPB0820

STEVE DAVEY AND ASSOCIATES PTY LTD

LAND AND ENGINEERING SURVEYORS

16/30 MACPHERSON STREET,

WARRIEWOOD 2102.

Tel 0416 183 071, Email sjdavey@bigpond.com

Mr Mark McDonald
Director
Cre8ive Building

8th July 2016

Dear Mark,

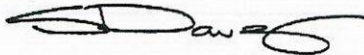
Re : 292 Hudson Parade, Clareville – Storm Water System.

As requested I have inspected the detention tanks at the above project with a view of making a final report.

I find that the designed detention tank has been built as 3 plastic detention tanks in series. The volume of each tank is approximately 2.4 cubic metres.

The rest of the stormwater system is not accessible for measurement.

Regards,



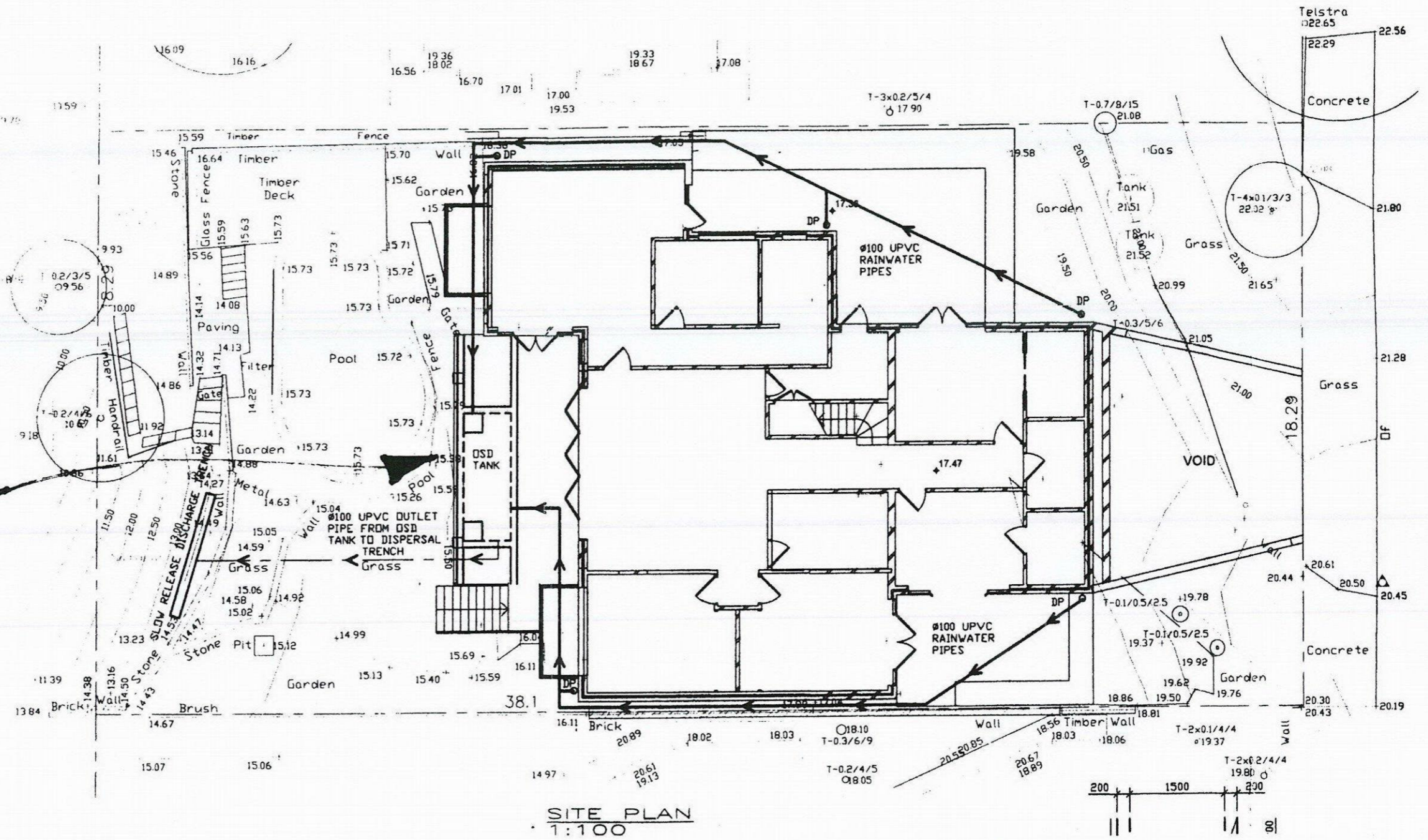
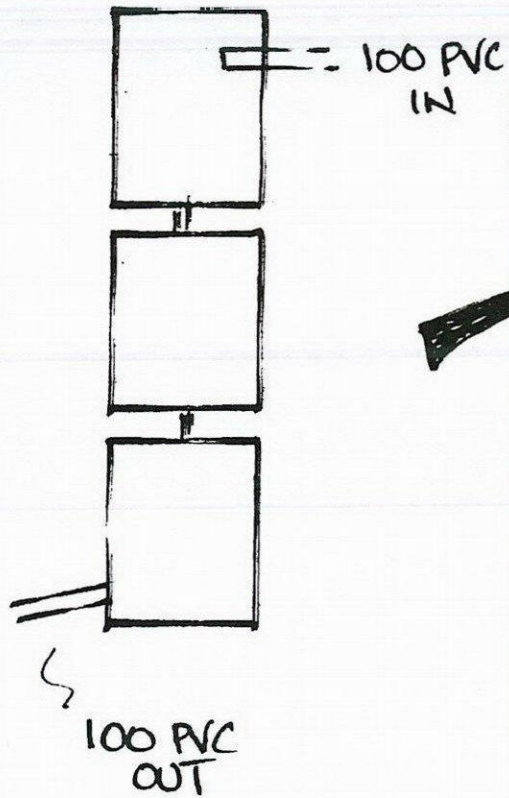
Steve Davey
Registered Surveyor

292 HUDSON PARADE CLAREVILLE

DIAGRAM - NTS

OSD TANK

3 PLASTIC TANKS
IN SERIES
APPROX 2.35 x 1.2 x
850 EACH



SITE PLAN
1:100

STEVE DAVEY
REGISTERED SURVEYOR
TEL 0416 183 071

FOR CRE8IVE BUILDING
EXTRACT FROM APPROVED PLAN : STORMWATER MANAGEMENT PLAN - P-11-263092
SKETCH DATED 8TH JULY 2016



C & SITE-IT

Civil & Structural Engineering Design Services Pty. Ltd.

ABN: 62 051 307 852

3 Wanniti Road BELROSE NSW 2085

Email: hited@bigpond.net.au

Tel: 02 9975 3899 Fax: 02 99751943

Web: www.civilandstructural.com.au

6th July 2016

Mr & Mrs Priestley
292 Hudson Parade
CLARVILLE NSW 2107

D-11-263092-2

Dear Sir & Madam,

**Re: Alterations & Additions at 292 Hudson Parade, Clareville
CERTIFICATE OF STRUCTURAL ADEQUACY**

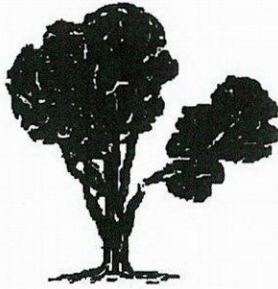
I, Edward A. Bennett, practising Civil, Structural, Geotechnical & Environmental engineer, hereby confirm that I have inspected the above works during construction and I am able to certify that the works have been carried out in accordance with the relevant plans provided, relevant BCA codes and relevant Australian Standards, such that I am able to issue this "Certificate of Structural Adequacy".

The works included:

- Piers
- Footings
- Reinforced Concrete Slabs
- Roof & Wall Framing including tie downs
- OSD Tank

Yours faithfully,

E. A. Bennett M.I.E. Aust. NPER 198230, BPB0820



“GROWING MY WAY”

Tree Consultants

Established 1977

EXCELLENCE in ALL ASPECTS OF TREE MANAGEMENT

FULL INSURANCE PROTECTION

PO Box 35, Newport Beach NSW 2106

Phone: (02) 9997-4101 Mobile: 0412-221-962 Fax: (02) 994-0217

E-mail: kyleahill@optusnet.com.au

ABN 97 965 355 200

11 July 2016

A & D Prestley
292 Hudson Parade
AVALON BEACH, NSW 2107

Completion of Project (DA N0421/14) Documentation – Tree Management

The purpose of this document is to confirm the project has been completed with no obvious impact to the DA conditioned required to be protected & managed TWO (2) TREES *Corymbia maculata* (*Spotted Gum*), *Plumeria acutifolia* (*Frangipani*). Both trees were subjects within the “*Arboriculture Impact Assessment Report (October 2014) & Arboriculture Impact Assessment Letter*” (*January 2015*) prepared by the *Growing My Way Tree Consultancy* (from herein *GMW*). Both above documents are referred to the in *Pittwater Council DA determination* documentation.

This document confirms *Pittwater Council DA determination* requirements (*Section B Clause 14, Section D Clause 13, subclauses a, b, c, d & e & Section E Clause 8*) were adhered to. It is additionally noted the defined by the *Australian Standard (AS4970-2009 Protection of trees on development sites)* provisions were applied as close as possible as natural site impediments allowed.

The site (subject trees) was most recently inspected on Monday, 11 July 2016.

This document (supported by photographic evidence) confirms the subject trees to be in for all intensive purposes the same condition as in October of 2014*.

No ongoing or additional management strategy is specified as being required following the most recent *GMW* inspection. It was noted at the time of the most recent *GMW* inspection that minor deadwood still existed within the Tree #2 canopy.

Pittwater Council (now *Northern Beaches Council*) “*Tree Management Provisions*” allows for pruning of dead wood & minor canopy pruning (not to * With the exception of a “bark trunk wound” to Tree #2 which based on our assessment was not the consequence of works within the 292 Hudson Parade site.

exceed 10% of tree canopy) to be undertaken without the need for written approval.

Should anyone associated with this project have any questions or require additional explanation of contents within this document please do not hesitate to contact its author Monday thru Friday by phone; 0412 221 962 or by email; kyleahill@optusnet.com.au.

Yours faithfully,

K Hill

Kyle A Hill, AQF level 5 & 8 Registered (Arb Aus #1884) Practicing/Consulting Arborist

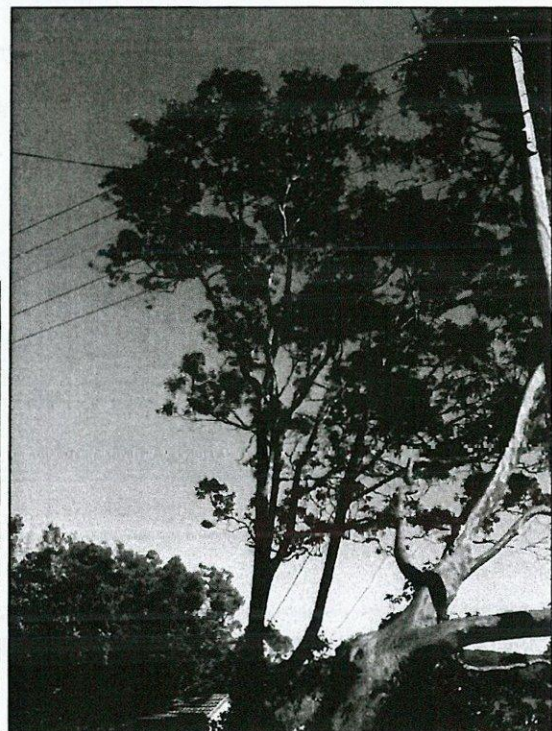
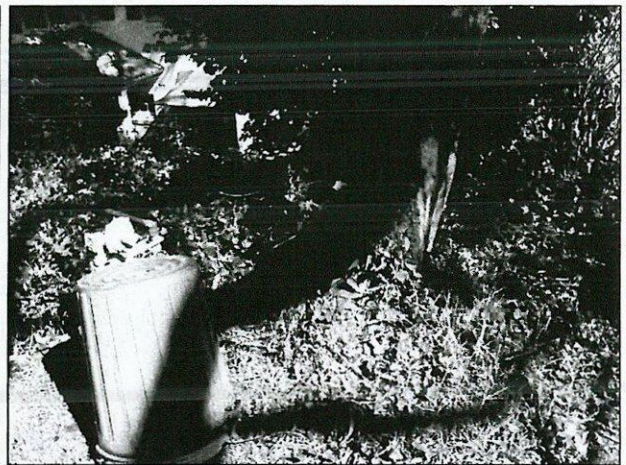
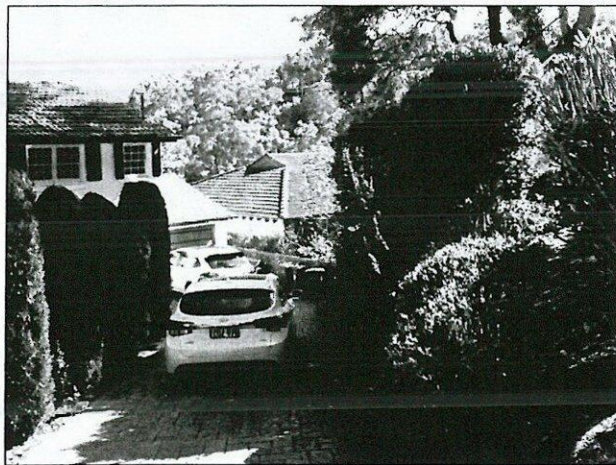


Figure 1: Clockwise from top illustrates (i) subject site prior to commencement, (ii) Tree #2 trunk base (iii) Tree #2 canopy & (iv) Tree #4 canopy. (All above photographs taken on 2 October 2014)

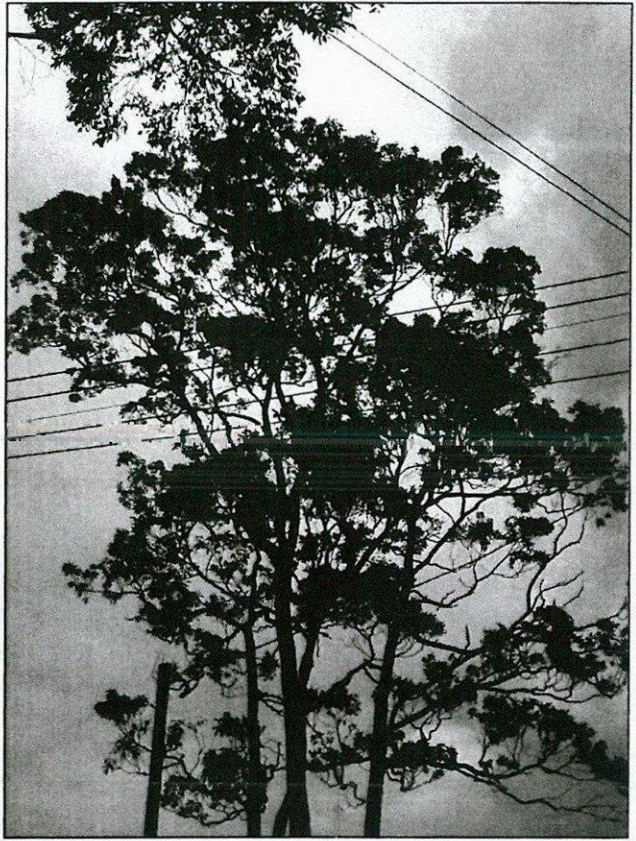
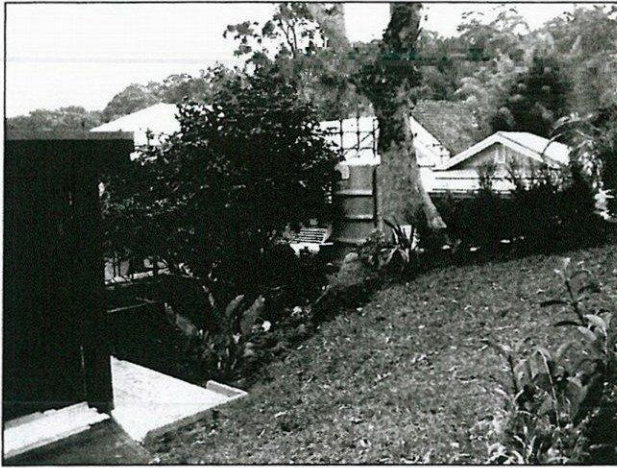
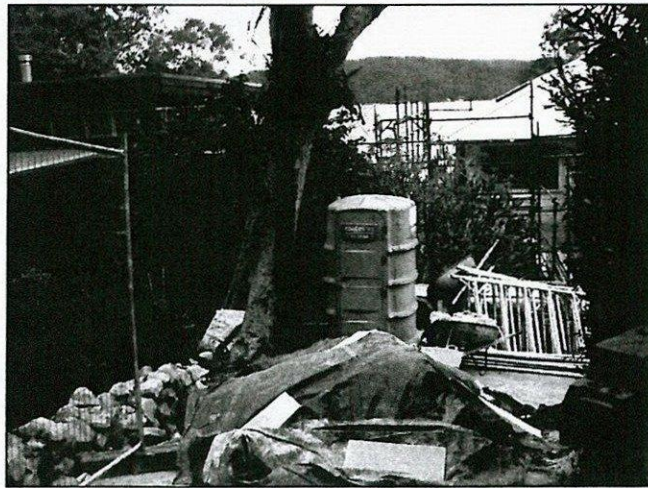


Figure 2: All photographs in Figure 2 taken 11 July 2016, Clockwise from top left: (i) illustrates subject site post competition of project, (ii) illustrates Tree #2 canopy & (iii) illustrates Tree #2 bark/trunk wound.



RECEIVED
18 JUL 2016

BY:

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or
Subdivision Certificate

Development Application for MR & MRS PRIESTLEY DA N° 421/14
Name of Applicant
Address of site 292 HUDSON PARADE, CLAREVILLE

Declaration made by geotechnical engineer on completion of the Development

I, Edward A Bennett on behalf of CIVIL & STRUCTURAL ENGINEERING DESIGN SERVICES PTY LTD
(Insert Name) (Trading or Company Name)

on this the 18/7/16
certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. 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: P-11-262928A
Report Date: 16th September 2016
Author: E A Bennett CIVIL & STRUCTURAL ENGINEERING DESIGN SERVICES PTY LTD
Author's Company/Organisation:

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 and the Construction Certificate approved Structural Plans.

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. _____ dated _____
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans 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.

REFER REPORT GENERAL CLAUSE 6, 6.1 & 6.2 - ONGOING MAINTENANCE

Signature E A Bennett
Name Edward Arthur Bennett
Chartered Professional Status NPEA
Membership No. 198230
Company CIVIL & STRUCTURAL ENGINEERING DESIGN SERVICES PTY LTD



BUILDINGPROJECTS

tel : 0413 587 256
fax : 02-9944 8777

16 July 2016

POOL COMPLIANCE CERTIFICATE

To whom it may concern,

This certificate confirms that all pool balustrade and surrounding fencing at 292 Hudson Prd Clareville – Development Consent No. N0421/14 is in accordance with the requirements of the Swimming Pools Act.

Resuscitation chart is clearly displayed as you enter the pool area

Yours faithfully,

Mark McDonald

Mark McDonald

RECEIVED
20 JUL 2016

BY:

Inspection Unavoidably Missed

Environmental Planning and Assessment Regulation 2000 – Regulation Clause 162C (3)

Address of Development: Lot: _____ DP: N0421/14
Address: 292 HUDSON PRO CLAREVILLE

Classification of Building: _____

Description of Development: ALTERATIONS & ADDITIONS

Council Area: _____ Development Consent No: _____ CC/CDC No: _____

Owner/Applicant Name: A PRIESTLEY

Principal Contractor: MARIL MCDONALD Ph: 0413 467 256

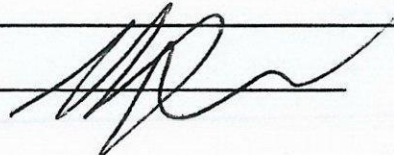
Builder Licence No.: 189328C

Type of Missed Inspection: (Tick as applicable)


Footings Steel Frame Waterproofing Stormwater

Pool Safety Fencing

Reason for missed inspection: WEATHER & ACCESS

Principal Contractor's Signature: 

I, Thomas Bowden being the PCA for this development am satisfied, to the degree necessary that the work being the subject of this missed inspection report was satisfactory on the basis of the information submitted below and attached in hardcopy.

PCA Signature:  Accreditation No: BPB0042

The documentary evidence relied upon to issue this report are the following Compliance/Component Certificates as referred to in clause 2.2 of Volume Two of the Building Code of Australia (BCA) and Section 109C of the Environmental Planning & Assessment Act 1979.

- Stormwater management. (as built) Compliance
- x Certificate of Civil & Structural Engineering
- x Design Services P/L dated 6/7/2016
- Work as executed. Stormwater management details endorsed by registered surveyor