

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

19 September 2007

Customer Service Department
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam

HOUSE 1 1148-1152 BARRENJOEY ROAD PALM BEACH
DEVELOPMENT APPLICATION NO N1229/00 & S96
FINAL OCCUPATION CERTIFICATE NO 24686

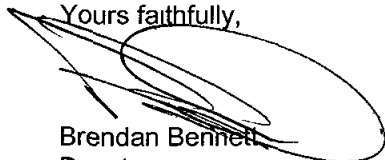
City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979

Please find enclosed the following documentation

- Final Occupation Certificate No OC 24686
- Documentation used to determine the occupation certificate
- A cheque for Council's registration fee

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

Yours faithfully,



Brendan Bennett
Director

Encl

R# 225197
26/9/07

M:\Projects\CP2004\24 686\FOC\Letter OC Council.doc

TELEPHONE 8270 3500
FACSIMILE 8270 3500

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

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

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY
PLAN
SERVICES

House 1 1148-1152 Barrenjoey Road, Palm Beach
Final Occupation Certificate No 24686

TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

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

FINAL OCCUPATION CERTIFICATE NO 24686

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

APPLICANT

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

Raypond Pty Ltd
PO Box 1364 Dee Why 2099
Phone 0412 226 044 Fax 9944 0316

OWNER

Name
Address
Contact Details

Raypond Pty Ltd
PO Box 1364 Dee Why 2099
Phone 0412 226 044 Fax 9944 0316

DEVELOPMENT CONSENT

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

Pittwater Council
N1229/00 & S96
24 01 02 & 23 08 04
CC24686 & CC24686/1
03 12 04 & 20 01 05

PROPOSAL

Address of Development

House 1, 1148-1152 Barrenjoey Road, Palm Beach
AKA 60 Palm Beach Rd, Palm beach
Class 1a
N/A
Construction of House 1
Schedule 1
N/A
Nil

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

PRINCIPAL CERTIFYING AUTHORITY

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

ACCREDITATION NUMBER

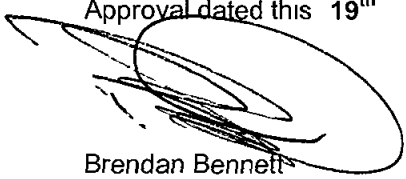
BPB 0027

That I Brendan Bennett as the certifying authority certify that

- *I have been appointed as the Principal Certifying Authority under s109E*
- *A current Development Consent or Complying Development Certificate is in force with respect to the building*
- *A Construction Certificate has been issued with respect to the plans and specifications for the building*
- *The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia*
- *Where required a final Fire Safety Certificate has been issued for the building*
- *Where required a report from the Commissioner of Fire Brigades has been considered*

DETERMINATION

Approval dated this **19th** day of **September** **2007**



Brendan Bennett
Director

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

SCHEDULE 1

1 Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application	Darren Leete - Raypond Pty Ltd		16 09 07
Component Certificate – Ground Floor Levels	Bowdens Group		03 08 07
Component Certificate – Footings Slabs Piers & retaining walls	NB Consulting Eng P/L		12 09 07
Waterproofing Certificate	R L Butler Waterproofing Service		-
Compliance Certificate – Balustrades	Stainless Timber Glass		-
Compliance Certificate	Canterbury Windows & Doors		05 09 07
Component Certificate – Glazing	Manly Aluminium Windows		28 08 07
Component Certificate – Roof Cladding	AGF Roofing Aust P/L		07 08 07
Component Certificate – Roof Ridge Levels	Bowdens Group		03 08 07
Component Certificate – Smoke Alarms	Nick Ryan Electrical Services P/L		18 01 07
Component Certificate – Site Stormwater Management	NB Consulting Eng P/L		11 09 07
Component Certificate – Onsite Stormwater Detention	NB Consulting Eng P/L		12 09 07
Component Certificate – Driveway Construction	Bowdens Group		03 08 07
Component Certificate – Excavation and/or Filling	Bowdens Group		03 08 07
Component Certificate – Site Landscaping	Selena Hannan Landscape Design		06 07 07
Component Certificate – Bushland Management Strategy	Total Earth Care		30 08 07
Component Certificate – Native Vegetation Planting	Total Earth Care		30 08 07
Tree Inspection Report	Urban Forestry Australia		19 07 07
Component Certificate – Geotechnical Requirements	Douglas Partners P/L		01 08 07
Surveyor s Report	Bowdens Group		10 07 07
Plan Registration Advice	Department of Lands	DP1115251	10 08 07
Post Construction Geotechnical Certificate	Douglas Partners P/L		12 09 07
Warranty – Kordon Termite Barrier	Orange Protector Pty Ltd	2007-6-1321	20 09 06
Certificate of Compliance - Kordon Termite Barrier	Orange Protector Pty Ltd	2007-6-1321	07 06 07
Termite Protection Notices – Electrical meter box & Kitchen cupboard	Orange Protector Pty Ltd		20 09 06
Inspection Report – Pre-commencement n	City Plan Services		11 01 05

Title	Prepared By	Reference	Date
Inspection Report – Footings	City Plan Services		30 03 05
Inspection Report – Footings	City Plan Services		01 02 05
Inspection Report – Progress and Timber Framing	City Plan Services		19 05 05
Inspection Report – Wetarea	City Plan Services		15 06 05
Inspection Report – Stormwater connection	City Plan Services		20 01 06
Inspection Report – Progress	City Plan Services		15 09 06
Inspection Report – Final	City Plan Services		18 09 07



OCCUPATION CERTIFICATE APPLICATION

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

TYPE OF APPLICATION

Tick Appropriate Boxes

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

IDENTIFICATION OF BUILDING

Address 60 PALM BEACH ROAD
 Lot, DF/MPS etc _____
 Suburb or town PALM BEACH Post Code _____

DESCRIPTION OF DEVELOPMENT

Detailed Description

RESIDENTIAL HOME

RELEVANT CONSENTS

Development Consent

DA No N 1225/00 Date 23/8/07

Construction Certificate

CC No CC 24686 Date 3/12/07

APPLICANT

Name of person having benefit of the development consent:

Name DARREN LESTER Company RAYSON D
 Address PO Box 1364
 Suburb or town DEEWYH Post Code 2899
 Phone B.H. _____ Fax No. _____
 Mobile 0412 226844 Email d.les@rayson.com.au

As the applicant, I/we hereby,

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

Signature of applicant

Sign [Signature] Date 16/9/07

PITTWATER COUNCIL

Component Certificate

DA No N1229/ 00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Ground Floor Levels

FL-1

I Greg Geann of Bowdens Group

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

Being a registered surveyor, my qualifications being

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

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

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

Signature



Date

03/02/07

Lot 1



Pittwater Council
Component Certificate

DA No N1229/00

CC No

Property. 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Footings/Slabs/Piers/Retaining Walls

FN-1

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

at Suite 207, 30 Fisher Rd Dee Why. 2099
(Mailing Address)

being an

- accredited certifier
- practising structural engineer

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

BE CPeng MIE (Aust) NPER

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3 2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent

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

Signature

Date

12.9.7.

R.L.BUTLER WATERPROOFING SERVICE

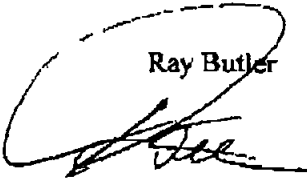
49 CHRISTINE CR LALOR PARK 2147 TELEPHONE (02)9624 8404 MOBILE 0418 291 737
lic No 4248C

Certificate Of Waterproofing

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

Project 60 PALMA BEACH RD
PALMA BEACH

Material DAMPFIX MEMBRANE
TO WET AREAS AND
SPECIALISED RETAINING
WALLS

Ray Butler

MANAGER

Stainless Timber Glass

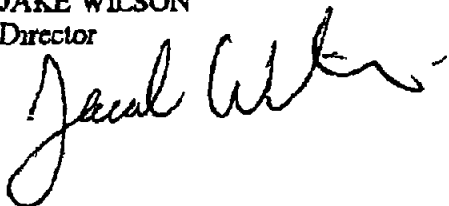
102 Walkumatta Rd Newport 2106
Phone. 0404 063 335 / 0420 314 941
Fax 9997 5640

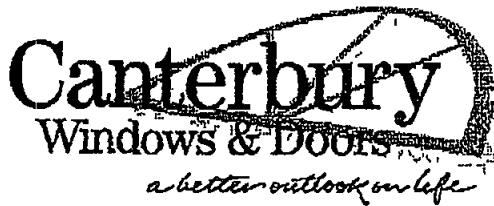
CERTIFICATE OF COMPLIANCE

I hereby certify that the balustrades for job 60 Palm Beach Road, Palm Beach have been installed to resist loads in accordance with AS 1170 1-1989

Yours Faithfully

JAKE WILSON
Director

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



CANTERBURY WINDOWS PTY LTD
A.B.N. 37 060 566 056
130 Newton Road
WETHERILL PARK
NSW 2164
Phone 02 9756 4544
Fax 02 9756 6388

Wednesday, 5 September 2007

Hardware & General
75 Winbourne Road
Brookvale
NSW 2100

Job No: 144620, 135293, 146940

Compliance Certificate

Canterbury Windows Pty Ltd has supplied products to Hardware & General for installation at the premises of 56 Palm Beach Road, Palm Beach, NSW

As per the specifications supplied, Canterbury Windows has glazed these products to comply with AS1288-1994 Glass in Buildings – Selection and Installation and AS2047-1999 Windows in Buildings – Selection and installation

If Canterbury Windows supplied unglazed frames, then Canterbury Windows is not responsible for how the frames are glazed after delivery

It should be noted that it is the builder's responsibility to ensure windows are correctly located in the building as per the plans and specifications provided, so that windows are fully compliant.

Yours Sincerely

Alicia O'Ryan
Customer Care Representative

Lot 1



Pittwater Council
Component Certificate

DA No N1229/00

CC No:

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Glazing

GL-1

1 MARK SPITERI
(Name)

of MANLY ALUMINIUM WINDOWS
(Business)

at 17 ETHEL AVE, BROOKVALE
(Mailing Address)

being an

- accredited certifier
- licensed builder
- structural engineer

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

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

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

Signature

Date

28/8/07

Let 1



Pittwater Council
Component Certificate

DA No N1229/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Cladding
RC-1

I ANTHONY Scali of A GF ROOFING AUST PT
(Name) (Business)

at ONE WARRABA RD, XIARRABEN
(Mailing Address)

being an

- accredited certifier
- licensed builder
- licensed roofer

my qualifications being

ROOF PLUMBER

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

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

Signature

Date

7-8-007

PITTWATER COUNCIL

Component Certificate

DA No N1229/ 00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Ridge Levels

RL-1

I Greg Geann of Bowdens Group

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

Being a registered surveyor, my qualifications being

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

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

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

Signature



Date

03/08/07



Pittwater Council
Component Certificate

DA No N1229/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Smoke Alarms

SA-1

I *NICK RYAN*

(Name)

of *NICK RYAN ELECTRICAL SERVICES P/L*

(Business)

at

(Mailing Address)

being a qualified electrician, my qualifications being

LIC ELECTRICIAN.

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

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

Signature

Date

18 / 1 / 07

Lot 1



**Pittwater Council
Component Certificate**

DA No. N1229/00

CC No.

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

**Site Stormwater Management
SW-1**

1 RICHARD G. WRAY of NB CONSULTING ENG P. L.
(Name) (Business)

at (Mailing Address)

being an

- accredited certifier
- licensed plumber
- practising civil engineer

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

BE CEng MIE(Aust) NPER.

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

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

Signature

Date

11 9.7

LOT 1



Pittwater Council
Component Certificate

DA No N1229/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Onsite Stormwater Detention

OSD-1

1 RICHARD G WRAY of NB CONSULTING ENGR. P L
(Name) (Business)

at Suite 207, 30 Fisher Rd Dee Wtg. 2099
(Mailing Address)

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

BE CEng MIE (Aust) NPER

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

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

Signature

Date

12 9-7

PITTWATER COUNCIL

DW – 1
Component Certificate
For
Driveway construction

Property 1148-1152 Barrenjoey Road, Palm Beach

D/A No 1229 / 00 CC No _____

I Gregory Gearin of Bowdens Group

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

Being an

- Accredited Certifier
 Registered Surveyor

My qualifications being

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the level and alignment of the **driveway** has been constructed generally in accordance with the approved plans and/ or AS 2890 1 1993 and the relevant conditions of Development Consent as shown on the Work-As-Executed documents

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

Signature



Date

03/03/07

PITTWATER COUNCIL

Component Certificate

DA No N1229/ 00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Excavation and/ or Filling

EX-1

I Greg Gearn of Bowdens Group

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

Being a registered surveyor, my qualifications being

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

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

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

Signature



Date

03/03/07

SELENA
HANNAN
LANDSCAPE
DESIGN



6 July 2007

To Pittwater Council, Component Certificate

DA. N1229/00

Property 1148 Barrenjoey Road, Palm Beach, NSW, 2108

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

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

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

Yours sincerely,

Selena Hannan



Pittwater Council
Component Certificate

DA No ~~N1230/00~~
N125/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Bushland Management Strategy
BM-1

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

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

Certificate in Bushland Regeneration
Padstow TAFE

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

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

Signature *S Toakley*

Date 30/8/07



Pittwater Council
Component Certificate

DA No ~~N1230/00~~
N1229/00

CC No

Property 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Native Vegetation Planting

NV-1

1 Stephen Toakley of ~~Warriewood~~ Total Earth Care
(Name) (Business)

at 37 Irawong Rd, Narrabeen 2101
(Mailing Address)

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

Certificate in Bushland Regeneration
Padsrow TAFE

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

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

and the relevant conditions of Development Consent

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

Signature

Date 30/8/07

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



19 July 2007

Dear Mr Leete

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

**TREE MANAGEMENT
CONSULTING ARBORICULTURISTS
HORTICULTURISTS
LANDSCAPE DESIGNERS**

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

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

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

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

URBAN FORESTRY AUSTRALIA
Consulting Arboriculturists
ABN 90 639 906 218

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

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

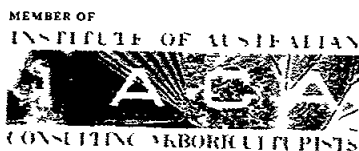

There are some damaged branches to trees where the recent storms may have caused branch failures and tearing. General pruning should be carried out on these trees to improve their growth and reduce the potential for insect or pest attack.

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

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

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

Yours sincerely



Catriona Mackenzie

Consulting arboriculturist and landscape designer
Certificate of Horticulture *Honours*
Diploma of Horticulture (Arboriculture) *Distinction*
Associate Diploma of Applied Science (Landscape) *Distinction*
Member of the Australian Institute of Horticulture
Member of the International Society of Arboriculture
Member of the Institute of Australian Consulting Arboriculturists



House 1.

Pittwater Council
Component Certificate

DA No N1229/00

CC No

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Geotechnical Requirements

GO-1

I, John BRAYBROOKE of DOUGLAS PARTNERS
(Name) (Business)


at 96 Hermitage Rd, West Ryde, 2114
(Mailing Address)

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

BSc (Hons) Geology DIC (Engineering Geology & Soil Mechanics)
MSc (Engineering Geology - Soil Mechanics)
^{foundations for}

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

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

Signature  Date 1/8/07



PLANNERS, ENGINEERS, SURVEYORS
Divisions of Bowdens Group Australia Pty Ltd (ACN 092 904 357)

PO Box 387 Parramatta NSW 2124
8 – 10 Palmer Street Parramatta NSW
DX 8216 Parramatta
Telephone 61 2 8838 5999 Fax 61 2 8838 5900
Email wedeliver@bowdens.net.au

PLANNING

- Rezoning Proposals
- Change of use Proposals
- Development Applications
- Environmental Studies
- Traffic Studies
- Development Feasibilities
- Expert Witness

**ENVIRONMENTAL
ENGINEERING**

- Stormwater Quality & Quantity
- Contamination Issues
- Monitoring & Testing
- Wetlands Design
- Lake Design

CIVIL ENGINEERING

- Flood Studies
- Road Design
- Drainage Design
- Stormwater Management
- Onsite Detention Systems

WATER & WASTEWATER

- Reticulation Design
- Pump Stations
- Recycling systems
- Pollution Testing Control
- Sydney Water Service Coordinator

**SURVEYING & LAND
DEVELOPMENT**

- Identification Surveys
- Stratum & Strata Surveys
- Community Titles
- Detail & Contour Surveys
- Engineering Surveys
- Title Planning
- Feasibilities
- Medium Density
- Large Scale Urban
- Site Assessments
- PCA (BOMA) & Lease Areas
- Expert Witness



SURVEYOR'S REPORT

PROPERTY Lot 1 in D P 1115251

OUR REF 31784 / Lot 1

DATE OF SURVEY 10 July 2007

PURSUANT to your instructions, for you and on your behalf we have surveyed land having a frontage of 44.365 metres to Barrenjoey Road at Palm Beach in the Local Government Area of Pittwater Parish of Narrabeen County of Cumberland being Lot 1 in D P 1115251

THE SUBJECT LAND is not fenced

ERECTED on the subject land and wholly within its boundaries is a two storey cement rendered and timber dwelling with a metal roof

BOUNDARY OFFSET The distances from the dwelling to the boundaries are as shown on the diagram attached

AFFECTING INTERESTS

EASEMENTS & RESTRICTIONS The subject Lot is affected by the following easements and restrictions, as shown in the plan of subdivision and 88b instrument for DP 1115251

- i Restriction on the use of land (R)
- ii Restriction on the use of land
- iii Easement to drain water 1 wide (A)
- iv Restriction on the use of land
- v Positive Covenant

The following easements shown on the plan of subdivision and 88B instrument for DP 1115251 are appurtenant to the subject lot

- vi Right of carriage way variable width (N)
- vii Easement for services 0.5 wide (C)
- viii Easement for services variable width (B)
- ix Easement for services variable width (N)
- x Easement for services variable width (O)
- xi Right of carriage way variable width (B)
- xii Restriction on the use of land

In my opinion the building complies with the restrictions on the Use of Land numbered twelve and thirteen in the abovementioned plan

This report and relevant detail shown on the attached diagram is for building certificate purposes only. Any improvements proposed on or near the boundaries will require further survey


REGISTERED SURVEYOR

Plan Plan of subdivision of Lot 181 in Deposited Plan 534139, Lot 1E in Deposited Plan 6740 and Lot 17 in Deposited Plan 651978 and the creation of easements and restrictions over Lot 182 in Deposited Plan 534139 covered by Subdivision Certificate No

- (c) The parties authorised to release, vary or modify the terms and conditions of this covenant are the proprietors from time to time of each of Lots 1, 2, 3 and 4 and Lot 182 in Deposited Plan 534139 jointly

18 TERMS OF POSITIVE COVENANT NUMBERED TWENTY IN THE PLAN

18.1 Interpretation

In this clause

- (a) "System" means the pipes, drains and pits on the Lot Burdened used for the collection and disposal of stormwater
- (b) "Stabilisation Measures" means the retaining walls and/or slope stabilisation measures on the Lot Burdened

18.2 Public Positive Covenant

The proprietor of the Lot Burdened must

- (a) at least once per year and
- (b) after any significant rainfall event

cause

- (c) the System to be inspected to ensure that the works comprising the System are free from debris and sediment build up and that the surface grates are clear of vegetation growth and litter build up and
- (d) the Stabilisation Measures to be inspected for any cracking or structural deterioration

18.3 Release, variation etc

The body imposing this public positive covenant is Pittwater Council and the body entitled to release, vary or modify this public positive covenant is Pittwater Council with the consent of the proprietor for the time being of the Lot Burdened in the case of any variation or modification



Department of Lands

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

RAYPOND PTY LIMITED
P O BOX 1364
DEE WHY 2099

Date 10/8/2007

PLAN REGISTRATION ADVICE

PLAN NUMBER DP1115251

THE ABOVE PLAN WAS REGISTERED ON 10/8/2007

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

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

WARWICK WATKINS
REGISTRAR GENERAL



**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 - Post Construction Geotechnical Certificate**

Development Application for Raymond Pty Ltd
Name of Applicant

Address of site House 1

Declaration made by geotechnical engineer on completion of the Development

G.R. Wilson
I John Braybrooke on behalf of Douglas Partners P/L
(Insert Name) (Trading or Company Name)

on this the 12th day of Sept 2007
I 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 DEC 2003 referred to below.

Geotechnical Report Details

Report Title Geotechnical Assessment House 1, 1148 - 1150 Barranjoey Rd, Palm Beach
Report Date Dec 2003
Author Douglas Partners P/L

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.

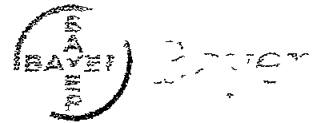
I have inspected the site during construction and to the best of my knowledge I am satisfied that the development referred to in the development consent D.A. 1123/00 dated 6/8/2004
(D.A. No) (Date consent given)

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.

Signature [Signature] [Signature]
Name JL BRAYBROOKE G.R. WILSON
Chartered Professional Status RP600
Membership No 10007



Warranty

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

Warranty No 2007-6-1321

This Warranty covers damage by Subterranean Termites ("Termites") only. Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques heirlooms paintings artwork and paintings and
- (b) any pergolas wiring extensions to the Building and outhouses

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period Bayer will without charge to the Owner

- (a) repair the Kordon barrier where practicable and/or
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged

To the extent permitted by the Law of the State or Territory in which the premises are located

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100 000 00 in respect of any one (1) warranty claim
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty

This Warranty shall only have effect if the Kordon is installed by an Accredited Bayer Installer

OWNERS RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner") at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of Termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector. Where the Termite risk is high or the Building type is susceptible to Termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349 1-1995 Inspection of buildings.

If Termites are detected or are found to have breached the Kordon barrier the Owner must within 7 days of such detection, notify Bayer.

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period the Owner

- (a) allows or fails to prevent accumulation of
 - (i) wood rubbish or timber against the Building AND
 - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual
- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by an Accredited Bayer Installer.



Date of Installation 20/09/2006

Installation Address 56 Palm Beach Road
Palm Beach
NSW, 2108

Company Contact Barry Slattery
Company Name Orange Protector Pty Ltd

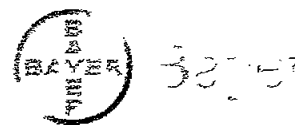
Address PO Box 90
MacArthur Square
NSW, 2560

Phone Number 1300 888 638

Accreditation Number N119

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER

Bayer will grant additional specific warranty conditions where required to accommodate high density commercial constructions, government buildings, etc on documented request.



KORDON®

Certificate of Compliance

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

NOTE This document is to be attached to Warranty Document Number 2007-6-1321

Date of Installation 20/09/2006
 Installation Address 56 Palm Beach Road
Palm Beach
NSW, 2108

Job Type Large Job - Full Perimeter Protection

Builder Raypond Pty Ltd
 Phone number 0422 373904
 Owner Unknown
 Phone number _____
 Local Council Pitt Water Council
 Phone number 02 99701111
 Company Contact Barry Slattery
 Installer's Name Warren m/ Andy H/ Andy J
 Company Name Orange Protector Pty Ltd

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

Service Penetrations		
Kordon Collars	23	2.30
Manual Collars	0	0.00
Total Kordon Installed		476.42


Address PO Box 90
MacArthur Square
NSW, 2560

Phone Number 1300 888 638
 Fax Number 1300 888 639
 Accreditation Number N119

Authorised Signature *KY...* Date 7/6/2007

Comments Regular termite inspections as per the Australian Standard are recommended
 4 x New dwellings Combination slab on ground & bearers and joist Perimeter retaining walls & penetrations treated 426 x full TMB vertical walls 23 x penetrations 81 x K220 perimeter, 12 x K300 coldjoint 61 x K300 perimeter 7 x K450 perimeter 7 x K750 perimeter installed

AFFIX TO ELECTRICAL METER BOX



TERMITE BARRIER
 Kordon Termite Barrier is the most installed termite building protection in Australia. It is a proven, long-term termite protection system. It is a proven, long-term termite protection system. It is a proven, long-term termite protection system.


Termite Protection Notice

Full Perimeter Service Penetrations
 Other old joints
 Date of Installation 20/9/06
 Installation Address House
56 Palm Beach Road
Palm Beach 2108
 Accredited Kordon Installer Orange Potator Pty Ltd.
WARNING Refer to the Bayer Kordon Warranty & Reference Manual for the full terms of the Warranty and Conditions for the use of Kordon Termite Barrier
 9510069/H&I
 Bayer CropScience 391 393 Tooronga Rd East Hawthorn Vic 3123

Follow up inspections are to be completed by an accredited/licensed timber pest inspector.

1	2	3	4	5
6	7	8	9	10

AFFIX TO KITCHEN CUPBOARD



TERMITE BARRIER
 Kordon Termite Barrier is the most installed termite building protection in Australia. It is a proven, long-term termite protection system. It is a proven, long-term termite protection system. It is a proven, long-term termite protection system.

Termite Protection Notice

Full Perimeter Service Penetrations
 Other old joints
 Date of Installation 20/9/06
 Installation Address House
56 Palm Beach Road
Palm Beach 2108
 Accredited Kordon Installer Orange Potator Pty Ltd.
WARNING Refer to the Bayer Kordon Warranty & Reference Manual for the full terms of the Warranty and Conditions for the use of Kordon Termite Barrier
 9510069/H&I
 Bayer CropScience 391 393 Tooronga Rd East Hawthorn Vic 3123

Follow up inspections are to be completed by an accredited/licensed timber pest inspector.

1	2	3	4	5
6	7	8	9	10

PLANNING
FLOWING
PLANNING
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

INSPECTION REPORT

DA No N1229/00 & S96 **CC No** 24686/2
Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach
Site Contact Name Darren **Phone No** 0412 226044
Type of Inspection Pre-commencement
Inspection Date 11 01 05

Result of Inspection

DA CONDITIONS

Condition C1 – Protection of public places – Satisfied
Condition A7 – Site signage – Installed
Condition A8 – Toilet facilities – Provided
Condition C6b – Sediment control – Adequate at the time of the inspection

Inspected by Brendan Bennett

Signed 

Accreditation Body PIA

Accreditation No 3004

Results conveyed to Darren

Date 11 01 05

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TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

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

INSPECTION REPORT

DA No N1229/00 & S96 **CC No** 24686/2
Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach
Site Contact Name Darren **Phone No** 0412 226044
Type of Inspection Footings
Inspection Date 30 03 05

Result of Inspection

Retaining wall footings – generally per engineers details

Satisfactory

Inspected by Brendan Bennett

Signed 

Accreditation Body PIA
Results conveyed to Darren
Date 30 03 05

Accreditation No 3004

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY
PLAN
SERVICES

INSPECTION REPORT

DA No N1229/00 & S96

CC No 24686/2

Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach

Site Contact Name Darren

Phone No 0412 226044

Type of Inspection Footings

Inspection Date 01 02 05

Result of Inspection

Pad footings bearing on rock - Satisfactory

Inspected by Brendan Bennett

Signed 

Accreditation Body PIA

Accreditation No 3004

Results conveyed to Darren

Date 01 02 05

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TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

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

PLANNING
BUILDING
CITY
LANDSCAPE
L 364 KENT STREET

CITY
PLAN
SERVICES

INSPECTION REPORT

DA No N1229/00 & S96 **CC No** 24686/2
Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach
Site Contact Name Darren **Phone No** 0412 226044
Type of Inspection Progress and Timber Framing
Inspection Date 19 05 05

Result of Inspection

Timber framing - satisfactory

Steel beams / post – generally in accordance with details

Inspected by Brendan Bennett

Signed 

Accreditation Body PIA

Accreditation No 3004

Results conveyed to Darren

Date 19 05 05

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TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

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

INSPECTION REPORT

DA No N1229/00 & S96 **CC No** 24686/2
Site Address Lot 1, 1148 Barrenjoey Road. Palm Beach
Site Contact Name Darren **Phone No** 0412 226044
Type of Inspection Wetarea
Inspection Date 15 06 05

Result of Inspection

Works proceeding in accordance with the CC approved plans

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

Inspected by Brendan Bennett

Signed 

Accreditation Body PIA

Accreditation No 3004

Results conveyed to Darren

Date 15 06 05

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FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

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ABN 30 075 223 353

PLANNING
BUILDING
ENGINEERING
LANDSCAPE
URBAN DESIGN

CITY
PLAN
SERVICES

INSPECTION REPORT

DA No N1229/00 & S96

CC No 24686/2

Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach

Site Contact Name Darren

Phone No 0412 226044

Type of Inspection Stormwater Connection

Inspection Date 20 01 06

Result of Inspection

Stormwater connection to retention tank

Satisfactory

Inspected by Brendan Bennett

Signed 

Accreditation Body PIA

Accreditation No 3004

Results conveyed to Darren

Date 20 01 06

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TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 384 KENT STREET
SYDNEY NSW 2000

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

INSPECTION REPORT

DA No DA-N1229/00 **CC No** 24686/1
Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach
Site Contact Name Darren **Phone No** 0412 226044
Type of Inspection Progress
Inspection Date 15 09 06

Result of Inspection

DA CONDITIONS

Condition A6 – Protection of public places – Satisfied
Condition A7 – Site signage – An unauthorised entry sign and a sign with the name of the person in charge of the works and a telephone number at which that person can be contacted outside working hours must be erected **Confirmation of installation must be submitted**
Condition A8 – Toilet facilities – Provided
Condition B29 – Sediment control – Adequate at the time of the inspection
Condition D20 & D21 – Sediment control - Adequate at the time of the inspection
Condition D196 – Tree fencing erected – Refer to arborist reports
Condition D201 – Tree exclusion warning signs – **Confirmation of erection must be submitted**


GENERAL

It is noted that the window configuration of bed 1 has been modified. The windows would not adversely affect the adjoining building and would be acceptable.

Similarly the northwestern garage window has an outlook to within the landscape courtyard and would not be considered to adversely affect the adjoining buildings and would be acceptable.

The reduced first floor deck would be regarded as consistent with the development consent.

Inspected by Adam DeLooze
Results conveyed to Darren
Date 20 06 06

Signed 

INSPECTION REPORT

DA No N1229/00 & S96
Site Address Lot 1, 1148 Barrenjoey Road, Palm Beach
Site Contact Name Darren
Type of Inspection Final
Inspection Date 18 09 07

CC No 24686/2
Phone No 0412 226044

Result of Inspection

Works generally completed in accordance with the development consent

Inspected by Brendan Bennett

Signed



Accreditation Body BPB

Accreditation No 00027

Results conveyed to Darren
Date 18 09 07