

Peter J Boyce & Associates

Ph 0412 928 500

P O Box 375 Strathfield 2135
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc No **BPB0043**

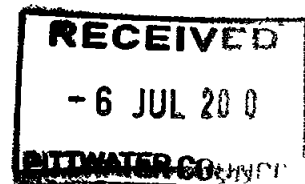
Ph 9868 2855

Fax 9868 2655

Your Ref D/A NO753/05

5 July 2010

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Sir,

Final Inspection & Final Occupation Certificates
505 Barrenjoey Road Bilgola

Please find enclosed copy of Final Inspection Certificate and Final Occupation Certificate for the above property issued under D/A NO753/05

Enclosed please find a cheque for \$30 00 for registration of the Final Occupation Certificate

Yours faithfully,

Peter Boyce

R-282435
06/07/10
\$30 ~~PAID~~ FOCC
JB

Peter J Boyce & Associates

Ph 0412 928 500

P O Box 375 Strathfield 2135
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc No **BPB0043**

Ph 9868 2855

Fax 9868 2655

Ref D/A NO753/03

CC # BP7261

5 July 2010

The General Manager

Dear Sir,

Submission of Final Occupation Certificate
505 Barrenjoey Road Bilgola

Please find enclosed

- 1 Occupation Certificate
- 2 Final Inspection Certificate
- 3 Critical Stage Inspection Certificate
- 4 Home Warranty Insurance
- 5 Engineers Certificate
- 6 Geo-Technical Risk management Form No 3
- 7 Landscaping Certificate
- 8 Plumbers Certificate
- 9 Certification Bushfire Prone Areas Level 2 and Resuscitation Chart
- 10 Title Search
- 11 Electrician's Certificate

Should any of the above documents not be received please advise me immediately

Many thanks



Peter Boyce

Occupation Certificate

issued under the Environmental Planning and Assessment Act 1979 Section 109C (1) and 109H

Type of Certificate	FINAL
Applicant	
Name	Mr Gavin Jones
Address	c/- 26 Burton Street Darlinghurst
Contact Number	-

Owner of building (if not applicant)	As above
--------------------------------------	----------

Development consent or Complying Development Certificate Number	D/A NO753/05
Date of Determination (see note 1)	14 th November 2006

Construction Certificate	
Certificate No	BP7261
Date of issue	15 th August 2007

Subject Land	
	505 Barrenjoey Road Bilgola

Building Details	
Classification	1a – 10b
(in the development consent or complying development certificate)	

Date of Receipt	19 th May 2010
(to be completed by certifying authority)	

Determination	
Type of Certificate	Final Certificate
Approved / Refused	Approved
Date of Determination	- 5 JUL 2010

CERTIFICATE

Certificate FINAL

I Peter Boyce certify that

- I have been appointed as principal certifying authority under s 109E
- a development consent is in force with respect to the building
- a construction certificate has been issued with respect to 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 (see note 2)
- where required, a report from the Commissioner of Fire Brigades has been considered

Certificate no PB07/7261

Principal certifying authority

Peter Boyce
Planning NSW Building Surveyor No **BPB0043**
P O Box 375 Strathfield 2135
Mob Ph 0412 928 500
Ph 9868 2855

Note 1 Before an occupation certificate may be issued, the certifying authority must be satisfied that

- a development consent or a complying development certificate is in force with respect to the building, and
- a construction certificate has been issued with respect to the plan and specifications for the building

Note 2 A final fire safety certificate or interim fire safety certificate is not required for a class 1a, class 10 buildings or buildings exempt under clause 80I EP&A Regulation 1994

Note 3 For the purposes of notifying a council under clause 79L (2) (1) of the Regulation of the determination of an application an accredited Certifier must forward all sections of the form, including all attachments to the relevant council where they have not been previously forwarded to the Council

Accredited Certifier



Peter Boyce
Planning NSW Accreditation No BPB0043

Date

- 5 JUL 2010

Peter J Boyce & Associates

Planning NSW accreditation No BPB0043

Ph 0412 928 500

P O Box 375 Strathfield 2135

Ph 9868 2855

Fax 9868 2655

Ref BP7261

19th May 2010

Inspection Certificate

Development Consent No	D/A NO753/06
Construction Certificate No	BP7261
Council Area:	Pittwater Council
Property Address	505 Barrenjoey Road Bilgola
Owners Name:	Mr. Gavin Jones
Address:	c/- 26 Burton Street Darlinghurst
Phone:	-

Final Inspection: A final inspection of the building work at the above property has revealed that the work has been completed generally in accordance with the approved plans, conditions of the Development Approval, and the requirements of the Building Code of Australia

Certifier



Date 19th May 2010

Peter J Boyce & Associates

Planning NSW accreditation No BPB0043

Ph 0412 928 500

P O Box 375 Strathfield 2135

Ph 9868 2855

Fax 9868 2655

Ref BP7261

19th May 2010

Critical Stage Inspection Certificate

Development Consent No	D/A NO753/06
Construction Certificate No	BP7261
Council Area	Pittwater Council
Property Address	505 Barrenjoey Road Bilgola
Owners Name	Mr. Gavin Jones
Address:	c/- 26 Burton Street Darlinghurst
Phone	-

Critical Stage Inspections

Commencement Inspection – Sediment Control & Signs	Satisfactory
Footing Inspection	Satisfactory
Piers Inspection	Satisfactory
Frame Inspection	Satisfactory
Stormwater Inspection	Satisfactory
Pool Steel Inspection	Satisfactory
Final Inspection	Satisfactory

Certifier



Date 19th May 2010



QBE INSURANCE (AUSTRALIA) LTD
ABN 78 003 191 035
GPO BOX 82
SYDNEY NSW 2001
TELEPHONE 1300 790 723
FACSIMILE 02 8227 8198

RESIDENTIAL BUILDERS WARRANTY INSURANCE

CERTIFICATE OF INSURANCE

QBE Policy Certificate No 3J-0G03228-BWI-0002

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with Sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein

Schedule

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	505 BARRENJOEY ROAD BILGOLA NSW 2107
Carried out by	BUILDER GEORGE POLLARD ABN 32 965 190 170
Declared Contract Price	\$198 000
Contract Date	16/06/2007
Builders Registration No	U 176681C
Building Owner/Beneficiary	GAVIN JONES

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

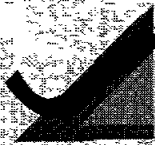
For and on behalf of

QBE Insurance (Australia) Limited

Date of Issue 13/07/2007

IMPORTANT NOTICE

- This Certificate must be read in conjunction with the Policy Wording and kept in a safe place
- These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 059 405 011

VQ 23009G

4th May, 2008

Page 1


The General Manager
Pittwater Council
P.O. Box 882
MONA VALE NSW 1660

Dear Sir,

505 BARRENJOEY ROAD, BILGOLA
Development Application No. N0753/05

On the 31st March, 2008 we inspected the completed works for the proposed pool and alterations and additions at the subject address. At the time of our inspection the work has been completed in accordance with our drawing number 23009-S1 and S2, AS1684, AS3600, AS1720 and our on site instructions.

JACK HODGSON CONSULTANTS PTY. LIMITED


J.D. Hodgson M.Eng.Sc.
F.I.E. Aust., CP.ENG.
Civil & Structural Engineer,
Nper3, Struct. Civil No. 149788.
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struct. Civil 149788
67 Darby Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6826

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

Development Application for _____	Name of Applicant _____
Address of site <u>505 BARRENJOEY ROAD, BILGOLA</u>	

Declaration made by geotechnical engineer on completion of the Development

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

on this the 6th MAY, 2008 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 F dated 26/11/05 referred to below.

Geotechnical Report Details:

Report Title: <u>RISK ANALYSIS FOR PROPOSED ADDITIONS AT 505 BARRENJOEY ROAD, BILGOLA</u>
Report Date: <u>26th OCTOBER 2005</u>
Author: <u>JACK HODGSON</u>

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

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

I have inspected the site during construction and to the best of my knowledge I am satisfied that the development referred to in the development consent D.A. N0753105 (D.A.No) dated 12th NOVEMBER, 2 (Date consent given)

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

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

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

- 10.8.1** The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO Sheer No BTF 18 and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002.
- 10.8.2** No special geotechnical maintenance is required

Signature J Hodgson
 Name J HODGSON
 Chartered Professional Status MEngSc FIEAust
 Membership No. 149 788
 Company Jack Hodgson Consultants Pty Ltd



80652237 - Thank you Return fax no
15 95501224 (pages 3)
1 April 2010

Cracknell & Lonergan

Architects Pty Limited

156a Church Str at Camperdown NSW 2050
Tel (02) 9565 1554 Fax (02) 9570 1224
email@cracknell.com.au
Peter Joseph Lonergan (Veh R & No 5/03)
VIN: 55 100 940 501

20 May 2008

ATTENTION PETER BOYCE

PO BOX 375
Strathfield NSW 2135

Re 505 barrenjoey road bigola

To whom it may concern

In reference to your letter dated 3rd march 2008 this is to certify the following in regard to the construction work done at 505 Barrenjoey Road under DA consent number N0753/05

- 3 Please be advised that at least one canopy tree has been planted at the nominated site in accordance with condition A7
- 5 Please be advised that no spa has been installed on the nominated site and hence no rigid child safety cover is required as referenced on condition A10
- 7 Please be advised that the underside of the pool has been painted in natural tones in accordance with condition A15

Please contact me with any queries

Yours Sincerely

Peter Lonergan
Heritage Architect



Cracknell Lonergan Architects Pty Limited



universal co
ROOFING AND PLUMBING PTY LTD

Plumbing Maintenance Estabment Renovations
All Metal Roofing • Insurance Work Emergency 24 hr

16th April 2008

505 Barrenjoey Road, Bigola NSW 2107

To Whom It May Concern

This letter is to certify that all storm water work was carried out at 505 barren joey rd are in in accordance with national drainage and stormwater code AS3500 A/JI graded stormwater drains were connected to 150ml stormwater main Also pool backflow plumbing is connected into the sewer in accordance with da cond 9

Kindest Regards



Joby A de la Roche
Managing Director
Universal Co Roofing and Plumbing p/l
M 0412 999 536
F 9565 1352

ET:16382698@UNIVERSAL.COM.AU
AFN 1211981089

UNIVERSAL PLUMBING
LIFE LINE SERVICE
9565 999 536
M 0412 999 536
E:16382698@universal.com.au

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO 137/16902

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2010	9 26 AM	8	23/2/2010

LAND

LOT 137 IN DEPOSITED PLAN 16902
 LOCAL GOVERNMENT AREA PITTWATER
 PARISH OF NARRABEEN COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP16902

FIRST SCHEDULE

GAVIN STUART JONES

(T AA613721)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C238760 COVENANT
- 3 DP607430 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP607430 E876412 RELEASED IN SO FAR AS IT AFFECTS THE PART SHOWN SO DESIGNATED IN PLAN WITH E876412
- 4 DP607430 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
 T571075 RELEASED IN SO FAR AS IT AFFECTS THE PART SHOWN SO DESIGNATED AS (X) IN DP607430
 EASEMENT FOR PARKING AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP640418
- 6 DP640418 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN DP640418
- 7 AA613722 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED
- 8 AF331856 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS NIL

*** END OF SEARCH ***

Domain Legal Pty Ltd

PRINTED ON 25/2/2010

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Cracknell & Lonergan

Architects Pty Limited

156a Church Street Camperdown NSW 2050
 Tel (02) 9565 1554 Fax (02) 9550 1224
 email@cracknelllonergan.com.au
 Peter Joseph Lonergan (Arch. Reg. No 5983)
 ABN 55 100 940 501

19 April 2010

Peter Boyce and Associates
 Level 2 Rawson St
 Epping 2121

RE 505 Barrenjoey Road Bilgola

Dear Peter

This is to certify that

* the resuscitation chart is installed at 505 Barrenjoey Road in accordance with condition 9

* the building has been constructed to comply with AS 3959 – 1999 Level 2 Building in Bushfire Prone Areas

Please contact me with any queries

Yours Sincerely,



Peter Lonergan
 Heritage Architect

THANK YOU VERY MUCH
AS PER USED THANKS WAINE 9565 251 111
9560 1724 (F)

J S Walsh & Sons Pty Ltd

A.B.N 56 114 523 485

PO Box 206
Rozelle NSW 2019
Ph 9569 7152
Fax: 9564 2436

RE FOR BARNES J RD
To whom it may concern

- ~~provide certificate from electrician~~ that smoke alarm installed in accordance with AS 3786
- A certificate of compliance has been sent to energy Australia for the mains relocation and we state that they have been relocated to a safe area
- We will send you copy of these documents

Yours sincerely
Frank walsh
ELECTRICAL
CONTRACTORS
Lic No 198-69C

