

-2 MAY 2012

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

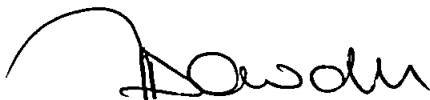
Dear Sir/ Madam

Development Consent No. DA421/06
Construction Certificate No. 2006/1586

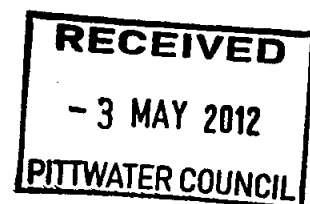
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2006/1586
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



\$36.00 REC: 320959 3/5/12.

Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2006/1586A

Land to which this certificate applies:

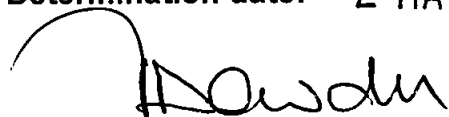
Address: 19 Waterview Street, Mona Vale

Lot No: 6 DP No: 396772

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

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.**
- **Current Development Consent No. DA421/06 (as modified) is in force for this development.**
- **Construction Certificate No. 2006/1586A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**
- **Refer to the attached Schedule of all critical stage inspections.**

Determination date: -2 MAY 2012



Tom Bowden

Accredited Certifier – Accreditation No. BPB0042

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

Critical Stage Inspections	Inspected or Missed	Date Inspected
Commencement of building works	Inspected	27/09/2006
Excavation for footings	Inspected	5/10/2006
Prior to pouring of any in-situ reinforced concrete	n/a	
Prior to the covering of any framework	Inspected	08/12/2006
Prior to covering waterproofing in any wet area	Missed	
Prior to covering any stormwater drainage connections	Inspected	06/09/2007
Other required inspections		
Final Inspection	Inspected	03/02/2012

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

Smoke Alarms	Certificate of installation issued by Pittwater Council dated 10 February 2011
Waterproofing Certificate	Issued by Graham Vick (Owner) dated 27 April 2012
Stormwater Certificate	Issued by Jack Hodgson Consultants Pty Ltd dated 13 February 2012
Positive Covenant	Issued by Land & Property Information dated 18 April 2012

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection October 5, 2006
 Address: 19 Waterview Street, Mona Vale
 DA No. 2006/421 CC No. 2006/1586 CDC No.
 Requested by: Ph No.

Critical Stage Inspections

- | | | |
|---|---|--|
| <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 type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record #1 |
- ☒ An inspection of Piers has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.
- ☒ Complete the work detailed hereunder.
- ☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

- Ensure base of piers are cleaned off

[Signature]

Signed: Accreditation No. Date:
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 8.12.06

Address: 19 Watervien Street Mona Vale

DA No. CC No. 2006/1586 CDC No.

Requested by: Ph No.

Critical Stage Inspections

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

☒ An inspection of wall & roof 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.**

Roof of sun room now flat instead of pitch.
Need to contact Council regarding modification to roof.
Diagonal bracing required to sun room roof.

Signed: A Bailey Accreditation No. P0137 Date: 8.12.06.
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : PITWATER Date of Inspection 6/9/07
 Address 19 WATERVIEW STREET, MONA VALE
 DA No. 421/06 CC No. 2006/1586 CDC No.
 Requested by: GRAHAM Ph No. 0414 496 972

Critical Stage Inspections

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

☒ An inspection of STORMWATER TANKS / 90mm LINES / ABSORPTION TRENCH 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.**

SATISFACTORY

S. ACKERMANN 6/9/07.

Signed: _____ Accreditation No. _____ Date: _____
 Accredited Building Surveyor

SA-1
Component Certificate
For
Smoke Alarms

being a qualified electrician, my qualifications being:

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.

Signature [Signature] Date 10-02-11

Friday, 27 April 2012

To: Insight Building Certifiers P/L
PO Box 326
Mona Vale NSW 1660

Re: 19 Waterview Street Mona Vale

Development Consent No NO421/06
Construction Certificate No 2006/1586

Wet area compliance.

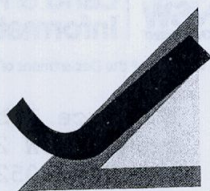
All wet areas were carried out in accordance of the requirements of AS 3740 – Waterproofing of Wet Areas in Residential Areas by me, the owner/builder.

As such this work is guaranteed by me and I take responsibility for any restoration or repair of defective workmanship within the warranty period.



Graham Vick (Owner/builder)

Form NB 312817 P



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VR 23940D.

13th February, 2012.

Page 1.

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

Dear Sir,

19 WATERVIEW STREET, MONA VALE.

Development Application No:- N0421/06

On the 13th February, 2012 we inspected the completed stormwater system of the proposed alterations and additions at the subject address. At the time of our inspection the completed stormwater system as installed in accordance with the documentation provided to council and AS3500. A 2000 litre site On Site Detention tank was installed and the orifice was in place.

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 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926

Box : 511W

MCCAULEY PETERS & CRIPPS
DX 9011 Mona Vale



**Land & Property
Information**

A division of the Department of Finance & Services

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 052 637
Fax (02) 9233 4357
www.lpi.nsw.gov.au

Date: 18/4/2012

REGISTRATION NOTICE

THE UNDERMENTIONED DEALING(S) WERE REGISTERED/RECORDED ON 18/4/2012

DEALING NUMBERS: AG930898 PC

LODGMET INVOICE NUMBER: C192469

LODGING PARTY REFERENCE: VICK

TITLE REFERENCE(S): G/396772

REGISTRAR GENERAL



Form: 13PC
Release: 2.2
www.lpma.nsw.gov.au

POSITIVE COVENANT
New South Wales

Section 88E(3) Conveyancing Act 1919

Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) **TORRENS TITLE**

G/396772

(B) **LODGED BY**

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODE

PC

Reference:

(C) **REGISTERED PROPRIETOR**

GRAHAM HARRY VICK AND REBECCA EMILY VICK

(D) **LESSEE MORTGAGEE or CHARGE**

Of the above land agreeing to be bound by this positive covenant

Nature of Interest	Number of Instrument	Name
NOT APPLICABLE	N.A.	N.A.

(E) **PRESCRIBED AUTHORITY**

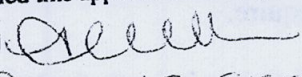
PITTWATER COUNCIL

(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure A hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900.

DATE 22/5/12

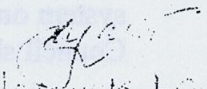
(G) **Execution by the prescribed authority**

I certify that an authorised officer of the prescribed authority who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness: 

Name of witness: Amanda Clarke

Address of witness: 1 Park St, Manly Vale

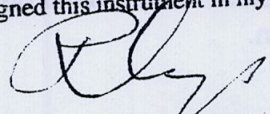
Signature of authorised officer: 

Name of authorised officer: Robert Clarke

Position of authorised officer: Public Officer

(G) **Execution by the registered proprietor**

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness: 

ROGER E. LEYS

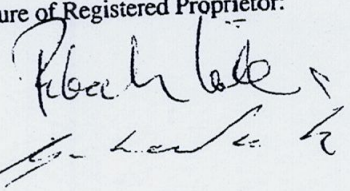
Name of witness:

Solicitor

Address of witness:


MONA VALE

Certified correct for the purposes of the Real Property Act 1900 by the Registered Proprietor.

Signature of Registered Proprietor: 

(H) **Consent of the ~~N.A.~~ MORTGAGEE**
The ~~N.A.~~ MORTGAGEE under ~~N.A.~~ MORTGAGE No. ~~N.A.~~ AA798037, agrees to be bound by this positive covenant who is personally known to me or as to whose identity I am otherwise satisfied

I certify that the above ~~N.A.~~ signed this application in my presence.

Signature of witness: 

Name of witness: Amanda Clarke

Address of witness: 1 Park St, Manly Vale

Signature of ~~N.A.~~

SEE ANNEXURE E

**THIS IS THE ANNEXURE 'A' REFERRED TO IN THE
DOCUMENT CREATING THE POSITIVE COVENANT**

Terms of Positive Covenant for Onsite Detention:

1. The proprietor of the burdened lot from time to time shall do all things necessary to maintain, repair and replace the outlet grates and pipes and structures of and incidental to the stormwater detention system within the land so burdened to the satisfaction of Pittwater Council and in this regard must comply with any written request of the Council within such reasonable time period as nominated in the said written request.
2. Where the proprietor of the burdened lot fails to comply with any written request of the Pittwater Council referred to in (1) above the proprietor shall meet any reasonable cost incurred by the Council in completing the work requested.
3. Full and free right for Pittwater Council and every person authorised by it to enter upon the burdened lot in order to inspect, maintain, cleanse, replace, repair any pipeline, grate, pit, other structure or alter surface levels to ensure the on-site detention system within the land so burdened functions as designed.
4. Such improvements, alterations or amplifications to the stormwater detention system on the land shall be made at any time and as from time to time as Pittwater Council shall by notice in writing reasonably require.
5. Nothing shall be done upon the land or allowed to remain upon the land which:
 - (a) Alters the level of the land or
 - (b) Impedes or interferes with the normal flow of stormwater or other water through the stormwater and detention structures constructed on the land or which interferes with their proper operation.

[Handwritten signatures and initials]

ANNEXURE "B"

POSITIVE COVENANT

Real Property Act Title Reference – Folio Identifier G/396772

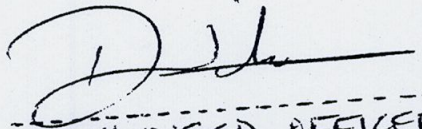
Registered Proprietors – GRAHAM HARRY VICK & REBECCA EMILY VICK

Consent of the Mortgagee


The Mortgagee under Mortgage No. AA798039 agrees to be bound by this positive covenant.

THE SEAL OF TEACHERS CREDIT UNION LTD
was hereunto duly affixed under the authority of a
resolution of the Board in the presence of and is
attested by two of its authorised officers whose
signatures are set opposite thereto.





AUTHORISED OFFICER
DUNCAN WILSON
TEAM LEADER
SETTLEMENTS UNIT



AUTHORISED OFFICER
JENNIFER LI
HOMEBUSH
LOANS SUPERVISOR