

18 April 2016

Our ref.: 140153

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660

RECEIVED MONA VALE

19 APR 2016

CUSTOMER SERVICE

Dear Sir/Madam,

**Re: 38 Iluka Road Palm Beach
Occupation Certificate No. 140153**

Development application No.: N0323/13 N0323/13/S96/1

Get Certified Building Services Pty Ltd have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 140153
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Greg Hough on the above numbers.

Yours faithfully,



Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd

\$36

PRVC

Rec: 394129

FINAL OCCUPATION CERTIFICATE 140153 (RESIDENTIAL)

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 DETAILS

Applicant: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: **Phone:** 0403 006694 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: **Phone:** 99742401 **Fax:**

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0323/13, N0323/13/S96/1, **Date issued:** 17/12/2013, 7/07/2015,
Construction Certificate No: 140153, 140153.1 **Date issued:** 8/09/2014 & 11/04/2016

PROPOSAL

Address of Development: 38 Iluka Road Palm Beach NSW 2108 , 34/14682
Building Classification: 1a
Scope of building works covered by this Notice: Alterations & Additions to Existing Dwelling
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

I, Greg Hough 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: 18/04/2016



Greg Hough
Accredited Certifier

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.



Get Certified
BUILDING SERVICES PTY LTD

Address: PO Box 1232
Mona Vale NSW 1660
Tel: 02 9979 1129
Fax:
Email: greg@getcertified.net.au
ABN: 30 123 3390 429

SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Final Inspection Report	Get Certified Building Services Pty Ltd		4/11/2015
Balcony Waterproofing Inspection Report			16/03/2015
Part Roof Frame Inspection Report			16/03/2015
Wet Area Inspection Report			23/02/2015
Framing Inspection Report			5/02/2015
First Floor Slab Inspection Report			31/10/2014
143B Pre-Approval Inspection Report			27/08/2014
Electrical compliance Report	Synergy Integrated Systems		12/10/2015
Basix Pre-Final Self Certification	Nathan Lovett		12/11/2015
Certificate of Compliance for Kordon TB Termite Barrier	Alliance First		22/11/2015
Certificate of Compliance for planter boxes	Lovett Building Company		3/11/2015
Certificate of Compliance for waterproofing for planter boxes			3/11/2015
Waterproofing Application Certificate	AdSeal Group		6/11/2015
Structural Approval in accordance with the Australian Standards	ACOR Consultants Pty Ltd		6/11/2015
Letter confirming removal of weeds, planing of new trees and screen planting installed	Form Landscapes		
Stormwater Installation Compliance letter	North Shore Plumbing		15/11/2015
Certificate of Compliance for Plumbing and Drainage Work Mark Kusely			30/10/2015
Stormwater Drainage Certification of Completion	ITM Design		24/03/2016
Basix Completion Receipt			8/10/2015



4 November, 2015

Barbara Potter
Email: palmybarb@ozemail.com.au

CC: Graeme@lovettbuilding.com.au

Dear Barbara,

PREMISES: 38 ILUKA ROAD, PALM BEACH
CONSTRUCTION NO: 140153
DEVELOPMENT CONSENT: 0323/13

A final inspection of the subject development was carried out at 3.00pm on 8/10/2015 and the following items are to be completed prior to the issue of the Final Occupation Certificate:-

- ✓1. Provide certification of the smoke alarm system installed.
- ✓2. Provide certification of the termite protection system installed and provide the notification placard in the electrical meter box.
- ✓3. Provide certification of the wet area waterproofing installed to the bathrooms, balcony and planter boxes.
- ✓4. Provide structural engineering certifications for the ground floor slab, first floor slab and structural steel to frame.
- ✓5. Provide safety/band markings to the external glass doors as required by Part 3.6.4.6 of the BCA.
- ✓6. Protect the openable portion of the bedroom window in accordance with Part 3.9.2.5 of the BCA. This relates to the new and altered bedroom windows.
- ✓7. Complete and return the attached application form for the Occupation Certificate.
- ✓8. Complete and return the attached Basix Commitments Self Certification Sheet.
- ✓9. A copy of the Section 96 including stamped approved plans.
- ✓10. Confirm any noxious weeds have been removed or treated as required by condition B8.
- ✓11. Provide verification the two canopy trees and screen planting have been installed as required by conditions B14 & B15.
- ✓12. Provide certification from a suitably qualified professional confirming construction of the planter boxes complying with condition B3 of the Consent. Please refer to condition E3 of the Consent.
- ✓13. Provide certification of stormwater system as required by condition E4.

Please note a modified construction certificate will be required in relation to the Section 96.

G:\Clients\VP\Potter, Barbara\Final Inspection Letter.doc



In accordance with the terms of the Consent, a Final Occupation certificate cannot be issued until all the above items of work have been addressed.

Your co-operation in completing these outstanding works within 90 days is requested.

Should you have any queries please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to be "G. Hough", written over a horizontal line.

Greg Hough
Appointed PCA
Accreditation No: BPB 0186

G:\Clients\PI\Potter, Barbara\Final Inspection Letter.doc

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - PART ROOF FRAME

OWNER DETAILS

Name of person having benefit of the development consent: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: 99742401

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0323/13, , Date issued: 17/12/2013
Construction Certificate Number: 140153 Date issued: 8/09/2014

PROPOSAL

Address of Development: 38 Iluka Road Palm Beach NSW 2108
Zoning:
Building Classification: 1a
Type of Construction: n/a
Scope of building works covered by this Notice: Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 16/03/2015 Inspection time: 7:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ **Framing Inspection** - Satisfactory for first floor roof framing over stairwell area

ADDITIONAL COMMENTS



Greg Hough
Inspector

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - BALCONY WATERPROOFING

OWNER DETAILS

Name of person having benefit of the development consent: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: 99742401

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0323/13, , Date issued: 17/12/2013
Construction Certificate Number: 140153 Date issued: 8/09/2014

PROPOSAL

Address of Development: 38 Iluka Road Palm Beach NSW 2108
Zoning:
Building Classification: 1a
Type of Construction: n/a
Scope of building works covered by this Notice: Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 16/03/2015 Inspection time: 7:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Wet area for front, side & rear balconies - Satisfactory subject to documents being provided

-
- Required documents:
- Waterproofing certification to be provided to AS 4654 Parts 1 & 2
-

ADDITIONAL COMMENTS



Greg Hough
Inspector

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - WET AREA

OWNER DETAILS

Name of person having benefit of the development consent:	Barbara Potter
Address:	38 Iluka Road Palm Beach NSW 2108
Contact Details:	99742401

RELEVANT CONSENTS

Consent Authority/Local Government Area:	Pittwater Council
Development Consent No:	N0323/13, , Date issued: 17/12/2013
Construction Certificate Number: 140153	Date issued: 8/09/2014

PROPOSAL

Address of Development:	38 Iluka Road Palm Beach NSW 2108
Zoning:	
Building Classification:	1a
Type of Construction:	n/a
Scope of building works covered by this Notice:	Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority:	Greg Hough No.: 0186
Inspector:	Greg Hough No.: 0186
Inspection date and time:	23/02/2015 Inspection time: 7:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Wet area - Satisfactory subject to documents being provided

-
- Required documents:
- Waterproofing certification to be provided to AS 3740.
- Provide a copy of the Section 96 for the internal room layout changes.
-

ADDITIONAL COMMENTS



Greg Hough
Inspector

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FRAMING INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent:	Barbara Potter
Address:	38 Iluka Road Palm Beach NSW 2108
Contact Details:	99742401

RELEVANT CONSENTS

Consent Authority/Local Government Area:	Pittwater Council
Development Consent No:	N0323/13, , Date issued: 17/12/2013
Construction Certificate Number: 140153	Date issued: 8/09/2014

PROPOSAL

Address of Development:	38 Iluka Road Palm Beach NSW 2108
Zoning:	
Building Classification:	1a
Type of Construction:	n/a
Scope of building works covered by this Notice:	Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority:	Greg Hough No.: 0186
Inspector:	Greg Hough No.: 0186
Inspection date and time:	5/02/2015 Inspection time: 2:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Framing Inspection - Satisfactory subject to documents being provided

-
- Required documents:
- Engineers certificate to be provided for the installation of structural steel.
- Provide a copy of the Section 96 for the internal room layout changes.
-

ADDITIONAL COMMENTS



Greg Hough
Inspector

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FIRST FLOOR SLAB

OWNER DETAILS

Name of person having benefit of the development consent: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: 99742401

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0323/13, , Date issued: 17/12/2013
Construction Certificate Number: 140153 Date issued: 8/09/2014

PROPOSAL

Address of Development: 38 Iluka Road Palm Beach NSW 2108
Zoning:
Building Classification: 1a
Type of Construction: n/a
Scope of building works covered by this Notice: Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 31/10/2014 Inspection time: 4:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- **Inspection area:** ✓ **First Floor Slab** - (Reinforcement not completed at time of inspection) Satisfactory subject to the following documents being provided & work undertaken:-
 -
 - **Required documents:**
 - Engineer to provide inspection reports prior to pouring
 - Ensure planter box boxes to the northern & eastern boundaries comply with the dimensions required by condition B3.
 -

ADDITIONAL COMMENTS



Greg Hough
Inspector



Get Certified
BUILDING SERVICES PTY LTD

Address: PO Box 1232
Mona Vale NSW 1660
Tel: 02 9979 1129
Fax:
Email: greg@getcertified.net.au
ABN: 30 123 3390 429

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - GROUND FLOOR SLAB

OWNER DETAILS

Name of person having benefit of the development consent: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: 99742401

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0323/13, N0323/13/S96/1, Date issued: 17/12/2013, 7/07/2015
Construction Certificate Number: 140153 Date issued: 8/09/2014

PROPOSAL

Address of Development: 38 Iluka Road Palm Beach NSW 2108
Zoning:
Building Classification: 1a
Type of Construction: n/a
Scope of building works covered by this Notice: Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 23/09/2014 Inspection time: 11:30 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Ground Floor Slab - Satisfactory subject to documents being provided

- Required documents:
- Engineer to provide inspection reports prior to pouring

ADDITIONAL COMMENTS

Greg Hough
Inspector



BUILDING SERVICES PTY LTD

Address: 58 Park Street
Mona Vale NSW 2103
Tel: 0284111532
Fax:
Email: greg@getcertified.net.au
ABN: 30 123 3390 429

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 143B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: Barbara Potter
Address: 38 Iluka Road Palm Beach NSW 2108
Contact Details: 04

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0323/13, , Date issued: 17/12/2013
Construction Certificate Number: 140153 Date issued: 3/09/2014

PROPOSAL

Address of Development: 38 Iluka Road Palm Beach NSW 2108
Zoning:
Building Classification: 1a
Type of Construction: n/a
Scope of building works covered by this Notice: Alterations & Additions to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 27/08/2014 Inspection time: 3:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-Approval Inspection - Satisfactory subject to documents being provided
-

ADDITIONAL COMMENTS


Greg Hough
Inspector



MONDAY 12TH OCTOBER 2015

Mr. Nathan Lovett
Lovett Building Company
29/14 Polo Avenue
Mona Vale NSW 2103

RE: AS3786 and AS3000.

Dear Nathan Lovett,

Confirming that the recent electrical work at number 38 ILUKA ROAD, PALM BEACH, NSW, 2108 complies with AS3000 and all local electrical service rules and that 240V hardwired smoke detectors have been wired and installed to AS3786.

Kind Regards



Clayton Brown

**PRE-FINAL SELF-CERTIFICATION FORM FOR
APPLICANTS/BUILDERS/PRINCIPAL CONTRACTORS**

This form is to be completed and submitted to **Greg Hough of Get Certified Building Services Pty Ltd** with a request for either a final inspection and/or an application for an Occupation Certificate for all 'BASIX' affected buildings.

Construction or Complying Development Certificate Number:- N0323/13/596/1

I Nathan Lovett of
Lovett Building Company Pty Ltd. (name)

Of 29/14 Polo Ave, Mana Vale 2103 (address)

Being the ~~applicant~~/builder/principal contractors (cross out those not applicable)

I hereby certify that I have inspected the building work and installations relative to the attached BASIX certificate number A174691-02 on 25/11/15 and that the building is completed and ready for a final inspection.

I hereby certify that all of the BASIX commitments made on aforementioned BASIX Certificate have been met, all necessary fittings installed, and all necessary works completed in accordance with the prescribed requirements and the approved plans and specifications.

Signature 

Date 15/02/16

Certificate of Compliance



Kordon®

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 AS3660.1 - 2014, 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.

Installation Number: 205913
Date of Installation: 11/11/2014
Installation Address: 38 Iluka Road
PALM BEACH
NSW 2108
Builder's Name: Lovett Building Company
Builder's Address: 29 / 14 Polo Avenue
MONA VALE
2103
Builder's Email: graeme@lovettbuilding.com.au
Phone Number: 99992117
Owner's Name: Barbara Potter
Phone Number: 0403006694
Local Council: Pittwater Council
Phone Number: 99701111
Company Contact: John Parkins
Installer's Name: John Parkins
Company Name: Alliance First
Address: PO Box 362
BALGOWLAH
NSW 2093
Phone Number: 0418 427 192
Fax Number: 02 9907 8557
Accreditation Number: N144

Job Type: Miscellaneous job

Product used:

Type	Linear Metres (m)	Product Width (mm)	Total SQM
Perimeter	27.74	300	8.322

Grand Total: 8.322

Service Penetrations Total: 6

Kordon Kollars	6
Manual Collars	0
Wraps	0
Others	0

Total Kordon Installed: 8.92

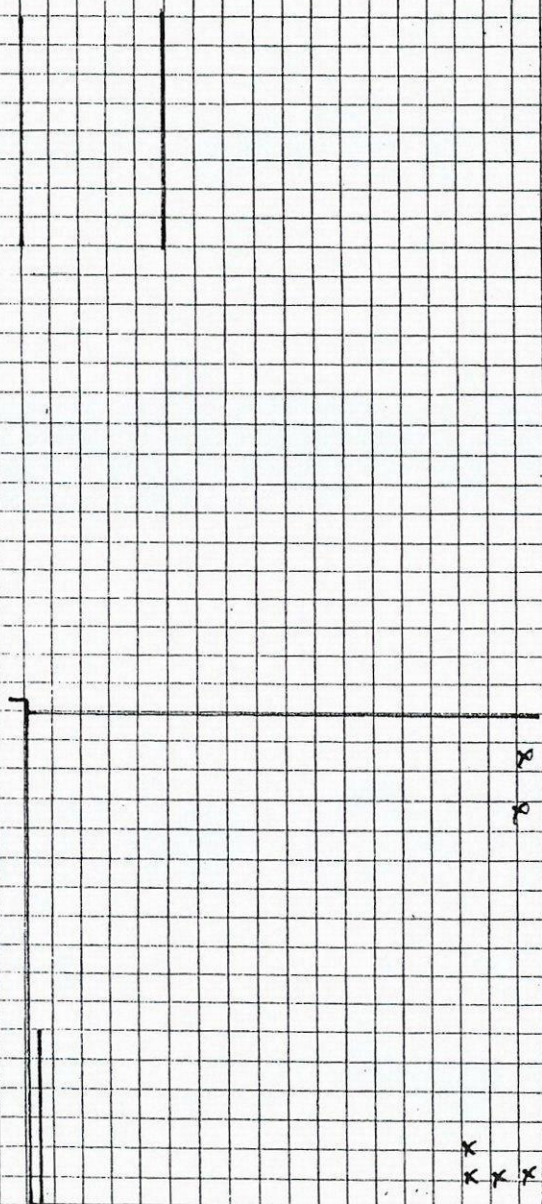
Date: 22/11/2015

Approved By:

- The builder has been advised to maintain a 75mm hard surface inspection zone around the building perimeter.
- Annual Termite inspections as per Australian standards are a condition of the warranty.
- Kordon is installed as per the manufacturer's specifications. Refer to the site installation drawing for details.
- Warranty and compliance only applies to the areas where Kordon has been installed.
- Where Kordon has been installed to an extension of a building no warranty applies if termites gain entry from the existing structure.
- No pre-installation site inspection report as recommended by AS3660.1 was carried out.
- Kordon has been installed to service penetrations and perimeter to manufacturer's specifications.



NOT TO SCALE



LEGEND

— = PERIMETER

x = PENETRATION

3rd November 2015

CERTIFICATE OF COMPLIANCE
Re: 38 Iluka Road, Palm Beach

To whom it may concern,

This letter is to certify that the planter boxes along the northern and eastern boundary have been constructed by Lovett Building Company in accordance with Condition B3 noted in the notice of determination.



Nathan Lovett
Director
Lovett Building Company Pty Ltd

3rd November 2015

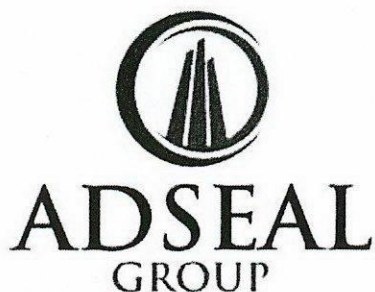
CERTIFICATE OF COMPLIANCE
Re: 38 Iluka Road, Palm Beach

To whom it may concern,

All waterproofing has been carried out in the planter boxes in accordance with the manufacturers specifications and the Australian Standards AS 4654 – 2012 Parts 1 & 2.



Nathan Lovett
Director
Lovett Building Company Pty Ltd



Waterproofing Application Certificate

Date: 06/11/2015

Ref: AS4483/4403/4408/4416

Job Address: 38 Iluka Rd, Palm Beach NSW

Internal Areas: Bathrooms, laundry, toilet areas. Balcony

Product Used: Tremco EcoNEM

Notes: - Do not tile until completely cured (allow minimum 1 week)

- 1) The above waterproofing application has been installed as per the manufacturers written specification, and as per AS3740/AS4654.2
- 2) The above waterproofing application has been visually inspected for defects.
- 3) Adseal Terms and Condition apply (attached)

Signed: Athol Stead
For Adseal Group as a competent person

Date: 06/11/15

Cert III Construction Waterproofing No 0006736
Contractor Lic No 173466C

L17/40 Mount St, North Sydney NSW 2147 | Ph: 1800 01 02 33 | info@adsealgroup.com

Terms and Conditions of Sale – (Revised October 2014)

1. **CONTRACT.** These general terms and conditions of sale form the contract with the customer and the contract does not include any items or conditions varying or in addition to these general terms and conditions of sale unless such terms and conditions have been expressly agreed in writing by Adseal Group. No prior correspondence, discussion or other terms and conditions form part of this contract unless stated in this contract.
2. **CANCELLATION.** The Customer may only cancel this contract with Adseal Group consent and only on the basis that the Customer meets all loss and other cost or expense, including loss of profits, incurred by Adseal Group as a result of the cancellation of the contract. Adseal Group may suspend delivery, cease services or cancel the contract if the Customer at any time:-
 - Breaches any items of the contract or any other contract with Adseal Group.
 - Commits an act of bankruptcy, resolves to or goes into liquidation, has a receiver or manager appointed, enters into a scheme of arrangement or other composition with its creditors or otherwise becomes insolvent and unable to pay its debts, or
 - Refuses or neglects to allow delivery of the products or services described in the contract.
3. **PRICE VARIATION.** Unless otherwise stated in this contract Adseal Group may vary the price stated in the contract to reflect any change in costs to Adseal Group after the date of this contract. Where a list price applies to products supplied by Adseal Group under this contract all prices listed: -
 - Are subject to alteration without notice:
 - Are applicable to all deliveries on or after the effective date of any alteration.
 - Do not include GST or other government tax or impost.
4. **VARIATIONS TO SCOPE OF CONTRACT.** The price is based upon:
 - The scope of the work as detailed in the information provided by the Customer to Adseal Group for the purpose of this contract including where applicable, plans, specifications (including standards and finish), schedules and nominated quantities and any variations to the scope of the work or delivery arrangements shall be a variation of the contract entitling Adseal Group to vary the price stated.
5. **SPECIFICATIONS.** Where Adseal Group manufactures or supplies products according to the Customers specifications the Customer shall provide to Adseal Group accurate information sufficient to enable Adseal Group to provide the products specified and the Customer warrants to Adseal Group that the information and any products to be manufactured by Adseal Group under the contract do not breach any copyright, registered design, patent or other right of any third party and the Customer shall indemnify Adseal Group in relation to any such breach. Unless otherwise stated in this contract the products shall be manufactured, finished or installed to a standard determined by Adseal Group.
6. **PAYMENT** Time for payment of the amount due to Adseal Group shall be of the essence in the contract and the amount due includes the price, any variations to the price and any additional charges which Adseal Group are entitled to make. Subject to sub-clause (3) and (4) the Customer shall pay the amount due in accordance with the credit arrangements as agreed by Adseal Group.

Where no credit arrangements have been previously agreed by Adseal Group but credit has been agreed by Adseal Group as a condition of this particular contract, the Customer shall pay the amount due within the month following the month of invoice. Where no credit arrangements have been agreed by Adseal Group the Customer shall pay the amount due before the first delivery of the products. The Customer shall pay interest at the rate of 20% per annum calculated monthly on any amount not paid by the due date.

7. **DELIVERY.** Subject to sub-clause (2) delivery shall be on reasonable notice from the Customer to Adseal Group and the Customer shall not be relieved from any obligation to accept or pay for products by reason of any delay in delivery. Where this contract includes a Delivery Schedule delivery shall be in accordance with the dates and other information contained in such Schedule.

Adseal Group shall not be liable for failure to deliver or for delay in delivery arising; from any cause whatsoever beyond Adseal Group control. Adseal Group reserves the right to delivery by instalments and failure to deliver any instalment shall not entitle the Customer to terminate the contract.

8. **TITLE AND RISK.** Title in the products shall pass in the Customer upon payment of the amount due in full together with any interest due. Risk in the products shall pass to the Customer upon delivery and in the event of a site being unattended, the delivery docket/manifest signed by the cartage contractor shall be prima facie evidence of delivery of the products.
9. **DEFECTS**
- (1) The Customer shall immediately inspect the products/and or installation at the point of delivery/installation or collection. Notice of any defects shall be given to Adseal Group in writing on the by the Customer.
- (2) Where the point of delivery or collection is unattended, the Customer shall give notice in writing to Adseal Group within 21 hours from the time of delivery or collection and prior to installation of any defects in the products.
- (3) If notice in accordance with Clauses 9 (1) and 9 (2) is not given, the products shall be deemed to be in good order and condition and in accordance with the contract and the Customer shall accept the products accordingly.
- (4) Adseal Group shall have the right to inspect on site any products notified by the Customer as being defective and until such inspection is completed the product shall not be installed.
10. **LIMITATION OF LIABILITY**
- (1) If the product and/or services are defective and the Customer advises Adseal Group of that defect in accordance with Clause 9 (1) and 9 (2) Adseal Group shall re-supply or reinstall the product, but Adseal Group shall not be liable for the removal of any defective products or the re-installation of any products or for any consequential losses or loss of profits.
- (2) Adseal Group shall not be liable for any loss, damage or injury whatsoever arising in connection with or from the use of the products or by method of application.
- (3) Any design or description of use, capacity, durability, colour, manner of installation, information, detail contained in drawings, data sheets, technical brochures or other documents provided by Adseal Group are given as a general guide only and the Customer hereby acknowledges that it has satisfied itself as to the suitability of the products for the Customer's particular purposes, use or application and Adseal Group shall not be liable in these respects.
- (4) Other than as expressly provided in this contract Adseal Group provides no other warranty to the Customer in relation to the products and this contract comprises the whole agreement between the parties.
- (5) Section 68A of the Trade Practices Act, 1974 (The Act) enables Adseal Group to limit its liability for breach of certain conditions and warrants implied by the Act to the fullest extent of a condition or warranty (other than a condition of warranty implied by section 69 of the Act) is limited to one of the following (selected at the option of Adseal Group): (a) the replacement of the products; or (b) the repair of the products, unless the customer is able to establish the matters set forth in sub-section 68A (2) of the Act.
11. **LIEN.** The Customer agrees that Adseal Group has a lien over any products supplied by Adseal Group under this contract for the price payable or any other amount due by the Customer to Adseal Group and in the event of default in payment by the Customer, Adseal Group may sell such products after notice to the Customer and Adseal Group reserves the right of disposal of the products after delivery of the goods to a carrier or other Bailee for the purpose of transmission to the Customer.
12. **AMENDMENTS AND WAIVER.** Adseal Group shall not be taken to have agreed to any amendment or waiver of any provision of these terms and conditions of the contract unless the amendment or waiver shall be in writing signed by Adseal Group. No items and conditions referred by the Customer after the date of this contract shall form part of this contract unless expressly agreed in writing by Adseal Group.
13. **GOVERNING LAW.** The contract is governed by the law for the time being of the State from which the products are supplied.
14. **FORCE MAJEURE.** Adseal Group shall not be liable for any delay, loss damage or injury arising by reason of any event beyond its control and without limiting; the generality of the foregoing such events including; industrial disputes, the unavailability of equipment or materials, fire, flood, machinery breakdown, civil disturbance, Acts of God or government action.
15. **SUBJECT TO STATUTE.** The contract is subject to the provisions of any statute applicable to it and which may not be varied by the terms of the contract. If any provision of the contract is void or unenforceable that provision shall be served and the remaining provisions shall continue with full force and effect.
16. **NOTICES.** All notices given under or in connection with this contract shall be in writing and given or delivered to the recipient at its address specified in this contract or at its registered offices or principal place of business.
17. **CONFIDENTIAL INFORMATION.** If at any time Adseal Group discloses to the Customer or the Customer becomes aware of confidential information of Adseal Group including confidential information relating to products, materials, procedures, tests or equipment, the Customer shall not use the information for any purpose not approved by Adseal Group and shall not disclose that confidential information to any other person without Adseal Group's approval.
18. **ASSIGNMENT.** This contract is assignable by the Customer in whole or in part only with Adseal Group's consent.

19. **SAMPLES.** Any sample product or sample colour is provided to indicate only the general nature of the product. Adseal Group provides no warranty or guarantee that the products supplied under this contract shall correspond in colour, texture or blend with any sample or with any previous or future product supplied.
20. **VALIDITY PERIOD AND ALLOWANCES.** Unless otherwise stated in the offer by Adseal Group, the validity period of any offer is 30 days. Adseal Group reserves the right to vary the offer to reflect any change in cost to Adseal Group between the date of offer and the date of contract. Also Adseal Group reserves the right to vary the price at any time to include the costs of site allowances or changes to industrial conditions.
21. **INSTALLATION OF PRODUCTS.** Where Adseal Group installs products or provides services according to the Customer's designs plans specifications or directions ('the information'), the Customer warrants to Adseal Group that the information is correct, accurate and sufficient for the specified purpose. Any recommendation from Adseal Group does not state or imply any form of guarantee of waterproofing or structural integrity of existing elements. Customers must obtain independent evaluation of any recommendations, and satisfy for themselves that any recommendation is suitable for their requirements. Adseal Group shall not be liable for any loss, damage or injury howsoever arising in connection with the installation of products as a result of the information supplied by the Customer. Adseal Group shall not be liable for any loss, damage or injury howsoever arising from failure as a result of uncured membranes, unsound or incompatible substrates, building movement, physical damage, or other modification to installed products.
22. **MEASUREMENT AND PAYMENT.** Unless otherwise stated in the contract, the measurement of quantities for the purpose of calculating payments due to Adseal Group shall be on the basis of the quantities shown on Adseal documentation unless agreed in writing otherwise.
23. **UNANTICIPATED CONDITIONS.** If during the execution of the work under this contract, Adseal Group encounters physical conditions on the site or its surrounds which Adseal Group considers could not reasonably have been anticipated at the date of the offer than:
- Adseal Group shall advise the Customer of the existence of such changed conditions and the measures necessary to deal with the conditions, and,
 - All additional work carried out by Adseal Group or any loss, damage or expense incurred by Adseal Group as result of the unanticipated conditions shall be at the Customer's expense
24. **DELAY IN INSTALLATION.** (1) Unless otherwise stated in this contract the installation of products shall be carried out in accordance with the program of work advised to the Customer by Adseal Group. (2) Where the program of work is delayed or suspended for any reason or cause outside the control of Adseal Group all additional costs and expenses incurred by Adseal Group by reason of such delay or suspension, shall be borne and paid for by the Customer. (3) Adseal Group shall not be liable for any loss, damage or expense incurred by the Customer arising out of delay or suspension of the work under the contract, howsoever caused. (4) The program of work to completion may be revised and re-issued to the Customer from time to time by Adseal Group.
25. **ACCEPTANCE OF INSTALLATION.** Within 7 days of installation or works of any type undertaken by Adseal Group, the Customer shall provide to Adseal Group a list of any items of the work which the Customer considers to be outstanding or defective. Adseal Group shall not be liable for any outstanding work or defects which are not notified in accordance with this Clause or Clause (9).

End of Document

Ref: SY140002

15 February 2016

Lovett Building Co
29/14 Polo Avenue
Mons Vale NSW 2103

Attn: Mr Nathan Lovett

Dear Nathan,

**RE: 38 ILUKA ROAD, PALM BEACH – CONSTRUCTION
CERTIFICATE**

That based upon inspections undertaken by ACOR staff through the course of construction (copy of inspection records attached), the above works has been constructed generally in accordance with ACOR's specifications and approved amendments/site modifications thereto.

The design was undertaken to comply with the following relevant standards listed below;

- AS/NZS 3600:2009: Concrete structures
- AS/NZS 4100:1998: Steel structures
- AS/NZS 3700:2011: Masonry structures
- AS/NZS 1170.0:2002: Structural design actions - General principles
- AS/NZS 1170.1:2002: Structural design actions - Permanent, imposed and other actions
- AS/NZS 1170.2:2002: Structural design actions – Wind actions

I am an appropriately qualified and competent person in the area being listed in the National Professional Engineers Register (NPER) and as such can certify that the design and performance of the design system comply with the above.

Please feel free to contact the author of this letter should you have any further queries.

Yours sincerely,

ACOR CONSULTANTS PTY LTD



Thomas Dale Lenden
MIEAust CPEng (2991346) NPER
Associate Principal

Encl. Copy of inspection records

Level 1, 24 Falcon Street
Crows Nest
NSW 2065

T 02 9438 5098
F 02 9438 5398

www.acor.com.au

PO Box 822
Crows Nest NSW 2065

ENGINEERS

MANAGERS

INFRASTRUCTURE
PLANNERS

DEVELOPMENT
CONSULTANTS

Site Inspection ☒Site Instruction ☐

Project	Potter Sachs Residence	Project No.	SY140002
Address	38 ILUKA RD, Palm beach	Date	3/11/14
To	Lovett Building	Pages	of
		Instruction No.	

Item No.	Work Inspected	Stair & First Floor reinforcement	Actioned / Signature
	Drawing Reference	S2.01 → S3.01	
	Notes / Comments		

A visual inspection of the above works was carried out & the following notes made:

- 1) Maintain concrete cover
- 2) Install N12-100 starter bars for top of stair rise (T&B)
- 3) Install L-bars @ 200 & lap with reinforcement in-lieu of cog over wall (min 600 lap)
- 4) Install starter bars for blockwork & hops as per design
- 5) Re-install Z-bars to be lapped with top-rod over wall as per Section 2
- 6) Install N12-200 at flat missing in slab Typical
- 7) Install L & U-bars as per thickening around joist
- 8) Install trimmer bars (2N16) as per footing detail

Please provide detailed photos for final approval

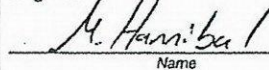
Outcomes

☐ Approved _____

☒ Photos required

☐ Not Approved _____

Engineers



Name



Signature

Contractor

Name

Signature

Original: Contractor
Copy: Office

Note to Contractor: This inspection / instruction does NOT imply a variation

Site Inspection ☒Site Instruction ☐

Project	Potter SACHs Residence	Project No.	SY140002
Address	38, ILUKA Rd, Palm beach	Date	23/9/14
To	Lovett Building Company, Pty Ltd	Pages	of
		Instruction No.	

Item No.	Work Inspected	New Ground floor slab reinforcement (2)	Actioned / Signature
	Drawing Reference	S2.01	
	Notes / Comments	Second inspection of amended works	

A visual inspection of the above works was carried out & the following notes made:

- 1) Maintain concrete cover
- 2) Install N12-bars under mesh as per section (2) - at thickened edge
- 3) Lift pad footings & remove rocks/rubble (to appropriate cover)

Provided the above notes are completed satisfactorily, it is deemed that the works comply with the design intent.

OK To Pour

Outcomes

☒ Approved With amendments
☐ Not Approved

Engineers



Name



Signature

Contractor

Name

Signature

 Original: Contractor
 Copy: Office

Note to Contractor: This inspection / instruction does NOT imply a variation

Site Inspection ☒Site Instruction ☒

Project	Potter SACHS Residence	Project No.	57140002
Address	38, ILLUKA RD, PALM BEACH	Date	22/9/14
To	Lovett Building Company Pty Ltd	Pages	of
		Instruction No.	

Item No.	Work Inspected	New concrete slab reinforcement	Actioned / Signature
	Drawing Reference	S. 2.01	
	Notes / Comments		

A visual inspection of the above works was carried out & the following notes made:

- 1) Maintain concrete cover
- 2) Install SL 92 bottom mesh in 150mm slab zone
- 3) Install M12-300 over (extra) over existing wall below (on hats over slip joint)
- 4) Grease or sleeve dowel bars
- 5) Install stair case starter bars

Provided that A further inspection is required once completed.

Outcomes

☐ Approved

Engineers

M. Humibal

Name

[Signature]

Signature

☒ Not Approved *Further inspection required*

Contractor

Name

Signature

Original: Contractor
Copy: Office

Note to Contractor: This inspection / instruction does NOT imply a variation

THE ACOR CONSULTANTS GROUP ENGINEERS | MANAGERS | DEVELOPMENT CONSULTANTS | INFRASTRUCTURE PLANNERS

Sydney 02 9438 5098 | Brisbane 07 3844 5900 | Perth 08 9336 3156 | Broome 08 9192 1485 | Central Coast 02 4324 3499 | Newcastle 02 4926 4811 | Western Sydney 02 9634 6311



Matt Riley
0414 593 353
2 Cecil Rd, Newport

www.formlandscapes.com.au

matt@formlandscapes.com.au

Lic: 264742C
ABN: 32 983 640 992

To: Nathan Lovett
Lovett Building Company
29/14 Polo Avenue Mona Vale 2103

Dear Nathan,

RE: LANDSCAPE WORKS AT 38 ILUKA RD PALM BEACH.

This letter is to confirm that all noxious weeds have been removed from the property, as per condition B8.

I can also confirm that Four (4) local native canopy trees have been planted in the front yard, and one (1) has been planted at the rear of the property, as per condition B14.

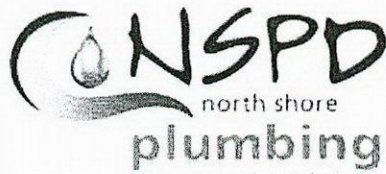
Lastly , I confirm that screen planting has been installed as required by conditions B15.

Kind regards

Matt Riley

Director

A handwritten signature in black ink, appearing to read 'Matt Riley', is written over a faint, larger version of the same signature.



residential • commercial • industrial

15.11.15

Re: 38 Iluka Rd Palm Beach

This letter is to certify that the storm water pipes at the above address have been installed to manufacturers specifications and completed in accordance with engineering plans.

The system also satisfies condition E4 of the terms of consent.

I has also been completed to plumbing code AS3500 and all council regulations

Kind regards,

Mark Kusely.

0418678604



Fair
Trading

Owner's Copy

Serial No A 000001

**CERTIFICATE OF COMPLIANCE
for Plumbing and Drainage Work**

Please supply requested information correct and neatly

PROPERTY & OWNER DETAILS

House No.	Street	Suburb	Postcode
38	ILUKA RD	PALM BEACH	2108
Lot No.	DP No.	PDP or SP	Nearest Cross Street
			BARRENJOEY RD
Owner's Name		Municipality/Shire	
		PITWATER	
Full Address			

LICENSEE'S DETAILS

Full Name	Address for Notices
MARK KUSELY	PO BOX 75 AVALON 2107
Phone No.	Qualified Supervisor No.
0418 678 604	792505
	Licence No.
	216002c
	Expiry Date
	22/05/18
	Expiry Date
	22/06/16

WORK OF WATER SUPPLY

Give full Description of Work carried out

☒ Install Water Supply RENOVATION OF BATH ROOM

☐ Install Irrigation system

☐ On-site Alternative Water Services

☐ Install/Commission/Maintenance of Thermostatic Mixing Valve

☐ Connection to water supply

☐ Install, alter, disconnect or remove a backflow prevention device

☐ Other

PLUMBING WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED

WORK OF SANITARY PLUMBING/DRAINAGE AND SUPPLY DRAINAGE PLAN

Give full description of work carried out

☒ Carry out work of sanitary plumbing/drainage RENOVATION OF BATHROOM

☐ Connection to Sewer

☐ Sewer Disconnection

☐ Carry out Trade Waste Drainage

☐ Other

DRAINAGE WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Date of Commencement of Work	Estimated Date of Completion
Amount	Reference No:	Contractors Signature
\$		

1. In respect of authorised work carried out by me at the above mentioned property I certify that:

- The work corresponds to the specifications in the notice of work.
- The completed work has been tested as required by the Regulator and has passed such test;
- Where required by Section 11 of the Plumbing and Drainage Act 2011, I have given written notice of any identified pre-existing defective plumbing and/or drainage work. Yes ☐ N/A ☐
- The work complies with the relevant Acts, Regulations, Codes and Standards;
- The work was completed on 30/10/15 Contractors Signature

2. If any defect is found in the work carried out by me within a period of two (2) years or within the time specified by Regulator, from the date of the final inspection, and the Regulator for Plumbing and Drainage certifies by written notice that in their opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Regulator within the time specified by the Regulation.



Fair
Trading

Owner's Copy

Serial No A 000001

CERTIFICATE OF COMPLIANCE
for Plumbing and Drainage Work
Please supply requested information correct and neatly

PROPERTY & OWNER DETAILS

House No.	Street	Suburb	Postcode
38	ILUKA RD	PALM BEACH	2108
Lot No.	DP No.	PDP or SP	Nearest Cross Street
			BARRENJOEY RD
Owner's Name		Municipality/Shire	
		PITWATER	
Full Address			

LICENSEE'S DETAILS

Full Name	Address for Notices
MARK KUSELY	PO BOX 75 AVALON 2107
Phone No.	Qualified Supervisor No.
0418 678 604	792505
	Licence No.
	216002C
	Expiry Date
	22/05/18
	Expiry Date
	22/06/16

WORK OF WATER SUPPLY

Give full Description of Work carried out

- ☒ Install Water Supply RENOVATION OF BATH ROOM
- ☐ Install Irrigation system
- ☐ On-site Alternative Water Services
- ☐ Install/Commission/Maintenance of Thermostatic Mixing Valve
- ☐ Connection to water supply
- ☐ Install, alter, disconnect or remove a backflow prevention device
- ☐ Other

PLUMBING WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED

WORK OF SANITARY PLUMBING/DRAINAGE AND SUPPLY DRAINAGE PLAN

Give full description of work carried out

- ☒ Carry out work of sanitary plumbing/drainage RENOVATION OF BATHROOM
- ☐ Connection to Sewer
- ☐ Sewer Disconnection
- ☐ Carry out Trade Waste Drainage
- ☐ Other

DRAINAGE WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Date of Commencement of Work	Estimated Date of Completion
Amount	Reference No:	Contractors Signature
\$		

1. In respect of authorised work carried out by me at the above mentioned property I certify that:

- The work corresponds to the specifications in the notice of work.
- The completed work has been tested as required by the Regulator and has passed such test;
- Where required by Section 11 of the Plumbing and Drainage Act 2011, I have given written notice of any identified pre-existing defective plumbing and/or drainage work..... Yes ☐ N/A ☐
- The work complies with the relevant Acts, Regulations, Codes and Standards;
- The work was completed on 30/10/15 Contractors Signature

2. If any defect is found in the work carried out by me within a period of two (2) years or within the time specified by Regulator, from the date of the final inspection, and the Regulator for Plumbing and Drainage certifies by written notice that in their opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Regulator within the time specified by the Regulation.

Barbara Potter
C / o Lovett Custom Homes
Att.: Nathan Lovett

Date 24th of March 2016
File 13 – 199 / cert 1000.doc

project: 38 iluka road, palm beach
da: n0323 / 13
re: stormwater drainage certification of completion

Design details	
- name of design company - drawing no's - drawing revision no - drawing date	- itm design pty ltd - H-CC-00 and H-CC-01 - A - 2nd of June 2014
Certification details	
- name of certifying company - name of certifier - phone - mobile - position within company - qualification of certifier	- itm design pty ltd - Markus Lachele - (02) 9997 1566 - 0411 869 504 - Director - Dip. Hydraulic Engineer and a member of the AHSCA (Association of Hydraulic Services Consultants Australia)

WORKS CONSTRUCTED IN ACCORDANCE WITH DESIGN

I, Markus Lachele of itm design pty ltd am a professional Hydraulic Engineer, competent in the field of Hydraulic Engineering. itm design has inspected the above property and certify that the works generally have been constructed in accordance with the approved design details and that the design parameters have generally been achieved.

EXCLUSION

Gutters



Markus Lachele, Hydraulic Engineer AHSCA, Director itm design pty ltd

BASIX Completion Receipt

Receipt no.:
CR-1460519847065-A174691_02

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: Wednesday, 13/04/2016



Planning &
Infrastructure

Principal certifying authority

Name: Greg Hough
Accreditation scheme: BPB
Accreditation number: 0186

Final Inspection

Date of final inspection: Thursday, 08/10/2015

BASIX Certificate details

BASIX Certificate no.	A174691_02
Project name	38 Iluka Rd Revised DA_02
Street address	38 Iluka Road
Suburb	Palm Beach
Postcode	2108
Local Government Area	Pittwater Council