

* Interim



Pittwater Council
Final Inspection Request

DA No: NO700/01 CC No: CC 0087/02

Property: 33 Pacific Road Palm Beach

I David + Kim Colton of

(Name) (Business)

at P.O. Box 616 Goomalling 4300 Qld.

(Mailing Address)

being the owner of the site,

request that Council conduct a final inspection of the site and confirm that all building works and site landscaping have been completed, with a view to issuing the Occupation Certificate.

For access to the site, please contact:

Name: Mark Colton

Phone: 0404491814

NOTE:

Prior to lodging this request, you are advised to ensure that all component certificates required by the conditions of development consent have been submitted to Council. **Failure to lodge any of these certificates will prevent Council from carrying out the final inspection.**

Payment of all mandatory critical stage inspections is required prior to Council issuing your Occupation Certificate.

- ☐ All mandatory Critical Stage Inspection Fees have been paid.
(If you require confirmation of the amount you are required to pay please phone Council's Inspection Hotline on 9970 1300.)

Signature Date 17.3.05

OFFICE USE ONLY			Domestic \$270 Commercial \$325 (Building Class 2-9)	
Date of receipt:	Receipt No:	Accepted By:	Final Inspection: FOCC	Critical Stage Insp: HINR
<u>17/03/06</u>	<u>189132</u>	<u>K. B. B. B.</u>		

Rec 189132
\$270.



Pittwater Council
Component Certificate

DA No: N0700/01

CC No:

Property: 33 PACIFIC ROAD PALM BEACH NSW 2108

Stair Construction

ST-1

I Eric Gundy of E G Constructions
(Name) (Business)
at 124 Beresford Rd Avoca 2107
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

fully licensed Builder
79714

hereby certify that the **stairs** have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", 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

17-3-06

Fairway Stairs Conditions of Quotation

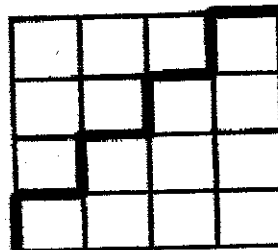
1. Fairway Stairs (herein after called 'the Company') may at any time prior to acceptance of this quotation, amend or withdraw it as herein provided.
2. This quotation is valid for a period of 60 days (subject to paragraph one) from the date hereof
3. Any materials specified within this quotation that are unavailable at the requisite time of construction may be substituted by a reasonably adequate alternative.
4. A delivery time given in this quotation shall be an estimate only, the Company shall however, do everything within its means to deliver within the estimated time.
5. Our company shall not be liable to make good any defects unless the client shall notify them of same within five days from the date of installation or delivery. No painting, staining or finishing is to be organized by the client until such time as any defects are rectified by the Company.
6. It is the responsibility of the client to ensure that installation can be completed without interruption on the mutually agreed date. Extra time (including travel) incurred by the Company and not specified within this quotation is to be a chargeable extra.
7. The client is considered to be the signatory to the acceptance of this quotation and in the event of default on payment of the clients company the client is considered personally liable for such settlement.
8. On completion of works described within the quotation the client shall settle payment in full unless the client has an approved trading account. In the event that payment in full has not being made within 7 days from the due date then interest on the amount outstanding will be payable at the rate of 12% p.a. up until the date of full settlement.
9. It is the responsibility of the client to ensure that plumbing and electrical installations and any other installation not specified within this quotation do not foul the stairwell and associated areas. Any necessary foundations are to be erected by others.
10. The client agrees to accept any characteristic of the specified timber so long as that characteristic falls within parameters set by the Standards Association of Australia.
11. Unless a further final measure-up is specified within this quotation it is the clients responsibility to ensure that the measurements specified within this quotation remain consistent. Any unspecified alterations to well dimensions or stair design will be a chargeable extra. In the event that the upper floor cutout has not been made at the time of measure up it will become the responsibility of the client to ensure that an adequate head clearance is obtained.
12. After installation of the stair, responsibility will not be accepted by Fairway Stairs for damage (ie cracking, bruising, splitting, delaminating or discolouration) of untreated timbers It is the responsibility of the owner to provide protection to all surfaces of the stair.
13. This product will carry a lifetime guarantee on workmanship, subject to these terms and conditions being accepted.

To go ahead with your order please sign both the quote and the conditions of contract and return back to our office. Fax 9971 6973. If you have any queries regarding your stair please don't hesitate to call. We look forward to doing business with you.

Name _____ Date _____

Signed _____ Quote # _____

Fairway Stairs



Quote Done By Hugh.

QUOTE No.
23749

17 Orlando Rd Cromer 2099

PO Box 666 Dee Why 2099

Ph: 99716800

Fax: 99716873

www.fairwaystairs.com.au

ABN 88 077 271 731

PREPARED FOR: Guiney
 SITE ADDRESS: 33 Pacific Road
 Palm Beach
 SITE CONTACT: Mark

ACC ADDRESS 33 Pacific Road
 Palm Beach

PHONE: 0404 491814Mark

FAX: 9475 1466

MOBILE: 0400 725955Paul

DATE: 28/06/02

SUPPLY AS: Supply & Fix

STAIR WIDTH (mm):

TOTAL RISES: 11 closed risers @ 188.2 mm

RISE TIMBER: Pine (Clear)

APPROX GOING (mm): 250

TREAD TIMBER: Pine (Clear)

TREAD SIZE (mm): 275x35

WALL STRING TYPE: Closed

TENON STRING TYPE: Closed

TENON STRING OUT OF (mm): Pine (Clear) 280x35

WALL STRING OUT OF (mm): Pine (Clear) 280x35

STYLE OF NEWELS: Standard

No. OF FULL NEWELS: 1

No. OF HALF NEWELS: 1

NEWEL TIMBER: Pine (Clear) 90x90

BALUSTER DESIGN: Stainless Steel

BALUSTER SIZE (mm): 3mm Wire Cables

HANDRAIL TIMBER: Pine (Clear)

HANDRAIL SIZE (mm): Dowel 80x60

LENGTH OF HANDRAIL (mm): 0

LENGTH OF RETURN RAIL (mm): 2837.5

LENGTH OF WALL RAIL (mm):

WALL RAIL TIMBER: Pine (Clear)

WALL RAIL STYLE: Sml Round

CARPET BAND:

STRING CAP:

REMEASURE REQUIRED?: Yes

APPROX DELIVERY: TBA

LANDING BY US?: Yes

STAIR FASCIA BY US?:

LINING ON UNDERSIDE OF

STAIR BY US?: No

COVER BEADING BETWEEN

WALL AND STAIR BY US?: Yes

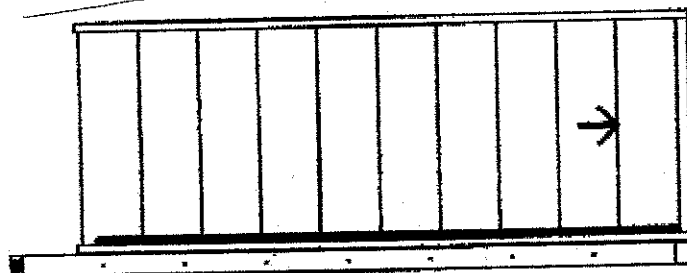
HEAD HEIGHT OK?: Yes

STAIRWELL OPENING:

STAIR & BALUSTRADE FINISH: Raw

PLEASE CAREFULLY READ THE TERMS AND CONDITIONS OF
 THIS QUOTATION CONTRACT. ON ACCEPTANCE KINDLY SIGN
 AND RETURN IT TO FAIRWAY STAIRS WITH YOUR PROGRESS
 PAYMENT. THIS QUOTE IS VALID FOR 60 DAYS. IF YOU HAVE
 ANY QUESTIONS REGARDING THIS QUOTATION OR ANY
 ASPECT OF OUR WORK, DON'T HESITATE TO CALL OR VISIT
 OUR SHOWROOM.

Hugh 0418 459 045



Quote for Blackbutt staircase with 60mm dowel rail and
 cables to Blackbutt posts \$4,660.00 + GST = \$5,126.00.
 Option of Messmate \$3,720.00 + GST = \$4,092.00.
 Extra for stainless steel posts \$480.00 + GST =
 \$528.00. Price below for clear Pine and cables. Extra
 for supply and fix of external rail and cables, \$3,640.00
 * GST = \$4,004.00.

WHERE FULL PLANS ARE NOT PROVIDED BY
 OWNER/BUILDER, FAIRWAY STAIRS STANDARD DESIGN
 PROCEDURES WILL BE FOLLOWED IN MANUFACTURE

SALE PRICE:	\$2,680.00
10% GST:	\$268.00
TOTAL:	\$2948.00
PROGRESS PAYMENT:	\$1474.00
FINAL PAYMENT:	\$1474.00

I HAVE READ AND FULLY UNDERSTAND THIS CONTRACT. IWE
 AGREE TO PAY THE PRICE QUOTED. ANY MATERIALS AND
 WORK REQUIRED OTHER THAN QUOTED HERE WILL BE A
 CHARGEABLE EXTRA

PRINT NAME _____

SIGNED _____

DATE _____

\$ 5126
4,500

PITTWATER COUNCIL

FM-1

Component Certificate

For

Wall, Rood Frames and Window Location

Property 33 Pacific Road Palm Beach

D/A No. NO700/01 CC No. CC 00 87/02

I Erie Gumbay of E G Construction
(Name) (Business)

at 724 Danvers Rd ALFEE 2107
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

fully licensed Carpenter Builder
BC 797/4

hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards i.e. Steel framing – AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing – AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

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

Signature [Signature]

Date 17-2-06



Pittwater Council
Component Certificate

DA No: N0700/01

CC No: CC 0087/02

Property: 33 PACIFIC ROAD PALM BEACH NSW 2108

**Bearers and Joists and Sub-floor
Ventilation**

BJ-1

I Eric G. Long of E G Constructions
(Name) (Business)

at 724 Barne-jay Rd Avoca 2107
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

fully licensed Carpenter & Builder
for 30 years BC 77714

hereby certify that the **timber/steel bearers and joists and subfloor ventilation** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing – AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing – AS 1684-1992 "National timber framing code" 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 [Signature] Date 17-3-06



Pittwater Council
Component Certificate

DA No: N0700/01

CC No:

Property: 33 PACIFIC ROAD PALM BEACH NSW 2108

Roof Cladding
RC-1

I Alan George of Maintek Roofing Pty Ltd
(Name) (Business)
at P.O. Box 1337 Mona Vale NSW 1660
(Mailing Address)

being an:

- ☐ accredited certifier
☐ licensed builder
☒ licensed roofer

my qualifications being:

35 Industrial & Commercial & Domestic
Roofing History

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

27/05/02



Pittwater Council
Component Certificate

DA No: N0700/01

CC No:

Property: 33 PACIFIC ROAD PALM BEACH NSW 2108

Geotechnical Requirements
GO-1

I of
(Name) (Business)

at
(Mailing Address)

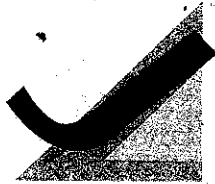
being a practising geotechnical engineer with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....
.....

hereby certify that the **piers/slabs/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



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VM 19211A.

13th February, 2002.

Page 1.

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

Dear Sir,

33 PACIFIC ROAD, PALM BEACH.

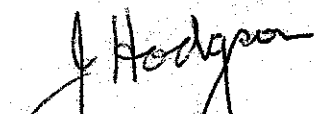
This Report on Structural Adequacy is based on a surface inspection of the subject property. No opening up of the existing developments or excavations have been carried out.

We have inspected the existing house at the subject address and examined the plans of the proposed additions.

We are satisfied that the existing structure is adequate to support the loads that may be imposed on it by the proposed additions.

Our Mr. Jack Hodgson is appropriately qualified and experienced to provide this certificate.

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

11 Bungan Street, Mona Vale NSW 2103

PO Box 353 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



Pittwater Council
Component Certificate

DA No: N0700/01

CC No:

Property: 33 PACIFIC ROAD PALM BEACH NSW 2108

Footings/Slabs/Piers/Retaining Walls
FN-1

I of
(Name) (Business)

at
(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:

.....
.....

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

**Jack Hodgson Consultants Pty Limited**

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VM 19211E.
12th May, 2002.
Page 1.

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

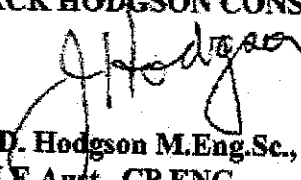
Dear Sir,

33 PACIFIC ROAD, PALM BEACH.

On 2nd May 2002 we inspected the additional footing excavations for the deck at the subject address. At the time of our inspection the footings had been taken to rock or to very stiff clay of adequate bearing capacity and stability for the loads likely to be imposed on them.

Our Mr. Jack Hodgson is appropriately qualified and experienced to provide this certificate.

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 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6825



Pittwater Council
Component Certificate

DA No: N0700/01

CC No: CC 0087/02

Property: 33 PACIFIC ROAD PALM BEACH NSW 2108

Wet Areas

WA-1

I Eric Gumbel of E G Constructions
(Name) (Business)

at 724 Berrigan, near Arden 2107
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

fully licensed Carpenter builder
in building trade 30 years BL 79774

hereby certify that the **shower floors and walls in wet areas** have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", 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 [Signature] Date 17-3-06