

28 NOV 2008

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Development Consent No N0604/06
Construction Certificate No 2007/2045

For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2007/2045
- 2 Various Building Inspection Reports & Certifications
- 3 A cheque for \$30 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



Stephen Pinn
Insight Building Certifiers Pty Ltd

Rec - 25000⁴
J 830 28/11/08.

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: 2007/2045

Land to which this certificate applies

Address: 72 Patrick Street, Avalon

Lot No 11 DP No 21990

I 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 N0604/06 is in force for the building**
- **Construction Certificate No 2007/2045 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**

Note This Certificate excludes an amendment to the front entrance area of the dwelling at upper floor level recognized by Building Certificate N0 BC0081/08 as issued by Pittwater Council dated 4 August 2008 (attached)

DATED 28 NOV 2008



Stephen Pinn
Accredited Certifier - Accreditation No BPB0326





PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

BUILDING CERTIFICATE NO BC0081/08
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear
- WILL NOT –
- (c) Make an order requiring the building to be repaired demolished altered or rebuilt by reason only of its design appearance form of construction or state of repair or
- (d) Take proceedings for an order or injunction requiring the demolition alteration addition or rebuilding of or to the building or part by reason only of its design appearance, form of construction or state of repair or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council

IDENTIFICATION OF BUILDING

Property Address **72 PATRICK STREET AVALON NSW 2107**

Nearest Cross Street **Therry Street** Side of Street **North East**

Classification of Building **1a** Whole/Part **Whole of Building**

Description **A one and two storey sole occupancy brick dwelling with a metal roof**

Date of Inspection **31/07/2008** Owner **T J DEMPSEY**

Legal Description of Land **Lot 11 DP 21990**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by D P Surveying Services Pty Ltd and Jack Hodgson Consultants Pty Ltd report, dated 30/6/08, Ref No VR24099 and letter of certification from T J Dempsey Constructions dated 19/7/08

Dated **4/08/2008**

Mark Ferguson
GENERAL MANAGER

per 

Applicant's Name **THOMAS JAMES DEMPSEY, 72 PATRICK STREET AVALON NSW 2107**

NB

- 1 An order made or proceedings taken in contravention of this certificate is of no effect
- 2 The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended)
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent pursuant to Section 125 of the Environmental Planning and Assessment Act 1979

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street, Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

Support Services
Units 11 12 13 + 16/5 Yoko Place Warriewood

Boondah Depot
1 Boondah Road Warriewood

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Date of Inspection

Address

DA No

CC No

CDC No

Requested by

Ph No

Critical Stage Inspections

- | | | |
|---|---|--|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☐ Photographic record |

☐ An inspection of _____ 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**

Signed

Accredited Building Surveyor

Accreditation No

Date

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Date of Inspection

Address

DA No

CC No

CDC No

Requested by

Ph No

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- | | | |
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| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☐ Photographic record |

- ☐ An inspection of _____ 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**

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 *18 8-07*
 Address *72 Patricks Street Avalon*
 DA No *604/06* CC No *2001/2045* CDC No
 Requested by *Tom Dempsey* Ph No *0408 747 714*

Critical Stage Inspections

- | | | |
|---|--|---|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☒ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☒ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☒ Photographic record |

☒ An inspection of *wall & roof framing* 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 *not*

☐ 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**

Framing modified engineer certificate required - YES

Provide vertical fixings, where new stud wall built existing brick wall

Net changes to rooms & windows will require

Council's approval -

*(YES) ✓
See Buildy Certificate*

Signed

A Bailey
Accredited Building Surveyor

Accreditation No *BPR0015* Date *17 8 07*

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

16-5-07

Address

72 PATRICK ST Avalon

DA No

CC No

2007/2045

CDC No

Requested by

Builder / owner

Ph No

Critical Stage Inspections



PCA Signage



Steel Placement



Stormwater



Sediment Controls



Floor Framing / Slab



Pool Fence



Tree Protection Measures



Wall Framing



Final Inspection



Building Commencement



Roof Framing



Other (specify)



Footings and Excavation



Waterproofing



Photographic record



An inspection of

Commencement

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

Signed

STH

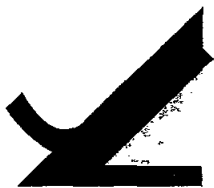
Accredited Building Surveyor

Accreditation No

BPB0326

Date

16-5-07



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 053 405 011

VS 24099

26th August, 2007

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

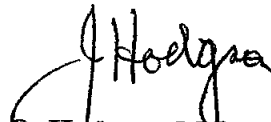
Dear Sir,

72 PATRICK STREET, AVALON

DA No. N0604/06

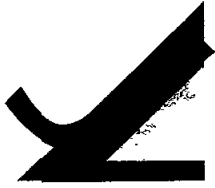
On the 16th August, 2007 we inspected frame of the house for the proposed alterations and additions at the subject address. At the time of our inspection the frame was in accordance with our drawing number 24099-S1A, S2A, AS1720, AS1684 and our on site instructions

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 Struc Civil 149788

67 Darley Street Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone 9979 6733 Facsimile 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 053 405 011

VR 24099A
17th July, 2008
Page 1

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

Dear Sir,

72 PATRICK STREET, AVALON
Development Application No N0604/06

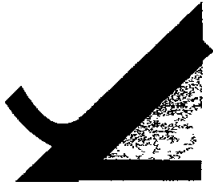
On the 16th July we inspected the completed works at the subject address

At the time of our inspection the work had generally been carried out in accordance with the plans submitted to Council

In our opinion the completed works are structurally & geotechnically satisfactory

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



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 053 405 011

VR 24099
9th March, 2008
Page 1

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

Dear Sir,

72 PATRICK STREET, AVALON
DA No N0604/06

On the 6th February, 2008 we inspected the reinforcement of the front entry steps for the proposed alterations and additions at the subject address. At the time of our inspection the reinforcement was in accordance with our design, AS3600 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 Struc Civil 149788
67 Darley Street Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone 9979 6733 Facsimile 9979 6926

Certificate of Installation
in accordance with AS 3660.1-2000
New construction

PAD (3)

Name of owner/builder Tom Densley

No A 105312

Property Address 72 Patrick St

Post Code _____

AS 3660 1 Termite work **Termiticide Liquid Barrier Treatment** ☒

Treated Zone Installation ☐

and/or **Physical Barrier or other Barrier Installation** ☐

A Liquid Termite Barrier and/or treated zone was installed to the following area(s) Under two concrete slabs (50m²) using the liquid termiticide(s)

Bifenthrin which contain the active constituent(s)

Bifenthrin The concentration of the liquid termiticide/s used was 1 %

and the total volume used was 250 Lt

A Physical or other Barrier System(s) was installed in the following area(s) _____

_____ using _____

_____ The method(s) of installation was _____

_____ The above system(s) are/are not

(cross out one or the other) integrated with each other

The system(s) are/are not (cross out one or the other) integrated with the concrete poured by the builder to form the termite barrier

The resulting barrier and/or treated zone is a complete/partial (cross out one or the other) barrier or zone, if the barrier or zone is not complete further work may be required as partial barriers and/or treated zones are not effective and may allow undetected Termite entry You should consult with the builder See the limitations below

The Termite Barrier and/or treated zone was carried out on the 28 day of June 2007 and a durable notice was placed Electric Box and _____

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months

It is strongly recommended by the Australian Standard AS 3660 2 that more frequent inspections (3 to 6 monthly) should be carried out.

We recommend an inspection prior to the installation of gardens paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite barrier installed or allow concealed termite entry to the property

We recommend an inspection of the building and the surrounds every 6 months

Termiticide Barriers and/or treated zones degrade (break down) over time and should be replenished in the future After one of the required regular inspections of the property, the inspector may advise you of the need to re install the Treated Zone or Barrier

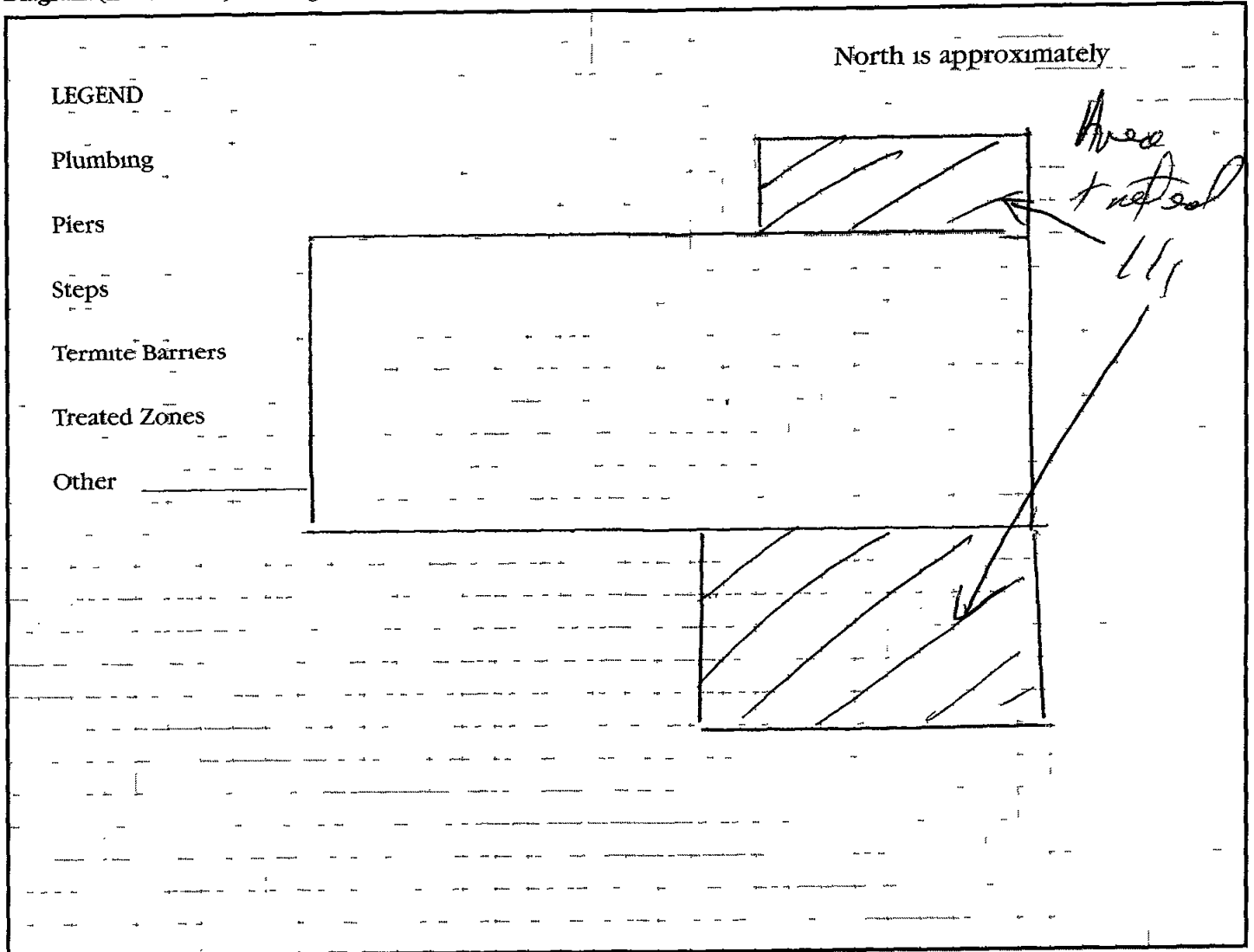
If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or AS 2870-1996 + amendments

Terms and Conditions on Page 1 form an important part of this Certificate

Limitations that apply to the above installation are The remainder of the property
has not been treated.

A 105312

Diagram (not to scale) showing the location of the installed barrier(s) The direction of North is indicated by the ↑ symbol



It is very important that the Termite Barrier and/or treated zone is not bridged or breached This can happen when installing garden beds, lawn or other landscaping or building works You should contact this firm prior to carrying out any such work DO NOT disturb the treated areas in any way

Frequent inspections are very important Termite barriers and treated zones do not kill or stop termites The barriers and treated zones are installed to prevent concealed access only The barriers and/or treated zones are designed to force the termites into the open Thus the mud tubes that they use to gain access may be seen during inspections For this reason such inspections should be carried out at least annually A Termite treatment in accordance with AS 3660 2 2000 can then be carried out to eradicate the termites

If you become aware of any activity **do not disturb the termites** in any way You should notify this firm as soon as possible Please contact us if ever you have any concerns about Termites or the effectiveness of the Barrier and/or treated zone

Installation Firm Zap Pest Control P/L Name of Installer Michael Searles
Firm's Address 20 Myers Road Installer's Licence No 13
Clontarf Insurance Termite Accreditation No AUS-25-1631
NSW Post Code 2093 Signature [Signature]
Telephone 0413884122 Date 28/8/07

TJ Dempsey Constructions

A Division of FARSIN PTY LTD Lic No 150976C
72 Patrick Street Avalon NSW 2107 Phone /Fax (02) 9973 1499 Mobile 0408 747 714
ABN82 051 262 198 Builders Lic No 6746C HIA No 860896 MBA No 1866514
email tom.dempsey@bigpond.com

Certificate of Compliance

19 July 2008

Re 72 Patrick Street Avalon NSW 2107

To whom it may concern,

Farsin Pty Ltd trading as TJ Dempsey Constructions hereby certify that all the work carried with JD Evans & Company Drawing number 714-01, 02,03,04,05,06,07,08,09,10,11 and Engineers Jack Hodgson consultants drawing number 24099-S1,S2 at 72 Patrick Street Avalon is all carried out and complies with Australian standards

In closing T J Dempsey Constructions trust that if you should have any queries or require further clarifications on the above you will not hesitate to contact the undersigned (mobile 0408-747-714)

Yours faithfully,



Tom Dempsey
Builder



It is Confirmed that no
damage has occurred to
Council Road reserved

S. D. Durr

26/11/2008.

It is Confirmed that no
damage has occurred to
Council road reserved

S. D. Durr

26/11/2008.



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damage has occurred to
Council road reserve

S Durr

26/11/2008.

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26/11/2008.