

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043

Suite 405, 51 Rawson Street Epping NSW 2121

Ph: 9868 2855

Email: info@boycecorp.com.au

Fax: 9868 2655

Your Ref: N0099/05 & N0099/05/S96/1

22 September 2017

The General Manager
Northern Beaches - Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

Final Inspection & Final Occupation Certificates
975 Barrenjoey Road Palm Beach

Please find enclosed copy of Final Inspection Certificate and Final Occupation Certificate for the above property issued under N0099/05 & N0099/05/S96/1

Enclosed please find a cheque for \$36.00 for registration of the Final Occupation Certificate.

Yours faithfully



Peter Boyce

PRVC
\$36-
26/9/17
R: 416337



2017/370067

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043

Suite 405, 51 Rawson Street Epping NSW 2121

Ph: 9868 2855

Email: info@boycecorp.com.au

Fax: 9868 2655

Ref: N0099/05 & N0099/05/S96/1
CC #:A0787(M)

22 September 2017

The General Manager
Northern Beaches - Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

Submission of Occupation Certificate
975 Barrenjoey Road Palm Beach

Please find enclosed:

1. Occupation Certificate
2. Final Inspection Certificate
3. Critical Stage Inspection Certificate
4. Building Certificate No. BC0076/16
5. Building Certificate No. BC0140/16
6. Final Occupation Certificate associated with CC No. CC0016/04
7. Certification and Compliance Statement – Home Elevator
8. Structural Engineering Inspections and Certification
9. Waterproofing Certificate
10. Landscaping Certificate
11. Smoke Alarm Certificate x 2
12. Survey plans x 3
13. Asbestos Clearance Certificate
14. Council's Final Inspection of Works in Road Reserve
15. Structural Eng. Inspect and Certification of Underpinning
16. Glazing Certificate
17. Certification driveway – DA Condition D217
18. RMS Section 96 Road Permit
19. Structural Eng. Certification of Compliance with Geotechnical Report
20. Survey
21. Certification Da Condition E31 compliance
22. Geotechnical Form No. 3
23. Positive covenant and annexure "A" & "B"
24. Insulation Certificate
25. Electrical Cert. of Compliance – Smoke Alarm Cert. and Basix requirements

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043

Suite 405, 51 Rawson Street Epping NSW 2121

Ph: 9868 2855

Email: info@boycecorp.com.au

Fax: 9868 2655

- 26. Skylight Certification
- 27. Photograph House No. display and road frontage
- 28. Plumbers Certification AAA rated fixtures & fittings and Stormwater certification
- 29. Basix Completion Receipt

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

Many thanks.



Peter Boyce

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043
Suite 405, 51 Rawson Street Epping NSW 2121
Email: info@boycecorp.com.au

Ph: 9868 2855

Fax: 9868 2655

Final Occupation Certificate

Certificate no.

A0787.

SECTION A. The Application

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other:

First name

Robert

Family name/Name of company and ABN

Gilman

Unit/Street no.

975

Street name

Barrenjoey Road

Suburb or town

Palm Beach

State

NSW

Postcode

2108

2. Details of the property

Unit/Street no.

975

Street name

Barrenjoey Road

Suburb or town

Palm Beach

Postcode

2108

Lot no.

Lot 1

Section

DP / SP no.

DP 205296

Volume/folio

3. Description of the building or part of the building

Alterations and additions to the existing dwelling - This CC does not include the piers already constructed to support the extension of the inclinators or the inclinators.

4. Development Consent

N0099/05 & N0099/05/S96/1

4. Class of building

Class* of the proposed building under the Building Code of Australia.

*Note: If parts of the building will have different classes, include all classes.

1a

5. Date of the application

18 September 2017

6. Date application received by the certifying authority

18 September 2017

SECTION B. Certifying authority

Name

Peter Boyce

Accreditation no.

BPB 0043

Address

Suite 405, 51 Rawson St

Epping NSW 2121

SECTION C. Attachments (tick box/s as applicable)

☐ Fire safety schedule

☐ Fire link conversion schedule

☐ Fire safety certificate

SECTION D. Certification

I certify that:

- a current development consent is in force for the building
- a construction certificate has been issued with a 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

☐ a fire safety certificate has been issued for the building (tick if applicable)

☐ a report from the Fire Commissioner has been considered (tick if applicable)

Signed



(Must only be signed by the PCA)

SECTION E. Date

Date of this certificate

22 SEP 2017

SECTION F. Attachments (tick as applicable)

☐ Fire safety certificate

☐ Fire safety schedule

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043
Suite 405, 51 Rawson Street Epping NSW 2121
Email: info@boycecorp.com.au

Ph: 9868 2855

Fax: 9868 2655

Ref: A0787

18 September 2017

Inspection Certificate

Development Consent No.	N0099/05 & N0099/05/S96/1
Construction Certificate No.	A0787(M)
Council Area:	Northern Beaches - Pittwater Council
Property Address:	975 Barrenjoey Road Palm Beach
Owners Name:	Robert Gilman
Address:	975 Barrenjoey Road Palm Beach

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

Certifier



Date: 18 September 2017

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043

Suite 405, 51 Rawson Street Epping NSW 2121

Ph: 9868 2855

Email: info@boycecorp.com.au

Fax: 9868 2655

Ref: A0787(M)

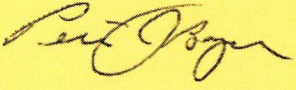
18 September 2017

Critical Stage Inspection Certificate

Development Consent No.	N0099/05 & N0099/05/S96/1
Construction Certificate No.	A0787(M)
Council Area:	Northern Beaches - Pittwater Council
Property Address:	975 Barrenjoey Road Palm Beach
Owners Name:	Robert Gilman
Address:	975 Barrenjoey Road Palm Beach

Critical Stage Inspections:

Slab x 4	Satisfactory
Frame	Satisfactory
Waterproofing	Satisfactory
Stormwater	Satisfactory
Final	Satisfactory

Certifier 

Date: 18 September 2017

BUILDING CERTIFICATE NO: BC0076/16

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE NORTHERN BEACHES 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: **975 BARRENJOEY ROAD PALM BEACH NSW 2108**

Nearest Cross Street: **Snapperman Lane** Side of Street: **South west**

Classification of Building: **10a, 10b** Whole/Part: **Part of Building**

Description: **Additions and alterations as variations to approval N0099/65/S96/4 and as shaded on drawings 1516 01, 1516 20, 1516 21, 1516 22 and 1516 23 by Peter Downes Designs, dated 29/7/16**

Date of Inspection: **29/08/2016** Owner: **ROBERT C GILMAN**

Legal Description of Land: **Lot 1 DP 205296**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by YSCO Geomatics, dated 26/07/2016, Ref No 10202/12; Structural Certification by DF Dickson & Associates Pty Ltd, dated 26/07/16 and Bushfire Risk Assessment by Bushfire Consultancy Australia, dated 29/07/16, Ref No 975Bar-03.

Dated **1/09/2016**

Mark Ferguson
INTERIM GENERAL MANAGER

per: 

Applicant's Name: **PETER DOWNES DESIGNS,
77 RIVIERA AVENUE AVALON BEACH 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.

BUILDING CERTIFICATE NO: BC0140/16

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE NORTHERN BEACHES 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: **975 BARRENJOEY ROAD PALM BEACH NSW 2108**

Nearest Cross Street: **Snapperman Lane** Side of Street: **South western**

Classification of Building: **10a, 10b** Whole/Part: **Part of Building**

Description: **Additions and variations to consent N0099/05 as shown on drawings 1516/200-209 by Peter Downes Architect dated 9/12/16**

Date of Inspection: **30/05/2017** Owner: **ROBERT C GILMAN**

Legal Description of Land: **Lot 1 DP 205296**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by YSCO Geomatics Surveyors, dated 26/07/2016, Ref No 10202/12;
Schedule of Variations by Peter Downes Architect dated 26/4/17, structural certification by D F Dickson & Associates Pty Ltd dated 22/12/16 and Geotechnical Risk Report by D F Dickson & Associates Pty Ltd dated 28/12/16.

Dated: **16/06/2017**

Mark Ferguson
INTERIM GENERAL MANAGER

per: 

Applicant's Name: **PETER DOWNES DESIGNS**
77 RIVIERA AVENUE AVALON BEACH 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.

NORTHERN BEACHES COUNCIL

northernbeaches.nsw.gov.au

Business Hours:

8.00am to 5.30pm, Monday to Thursday

8.00am to 5.00pm, Friday

Building Certificate No: BC0140/16

16 June 2017

PETER DOWNES DESIGNS
77 RIVIERA AVENUE
AVALON BEACH NSW 2107

Dear Sir/Madam

Application for a Building Certificate

Property: 975 BARRENJOEY ROAD PALM BEACH NSW 2108

Please find enclosed a Building Certificate issued in response to your application.

Yours faithfully



Wal Dover

SENIOR BUILDING SURVEYOR

Site Details:

975 BARRENJOEY ROAD PALM BEACH NSW 2108
Lot 1 DP 205296
LIC 340085

Applicant:

Denise Gilman
975 Barrenjoey Road
PALM BEACH NSW 2108

Final Occupation Certificate Associated with Construction Certificate No: CC0026/04

Development Details:

- Type of Building:	Alterations and Additions	
- Description of Development:	Inclined Lift	
- Associated Development Consent	N0068/03	Dated: 16 September 2003
- Construction Certificate No:	CC0026/04	Dated: 12 March 2004
- Building Code of Australia Certification:	Class 10b	

On behalf of Pittwater Council I hereby certify that:

- This Council has been appointed as the principal certifying authority under Section 109E of the Environmental Planning and Assessment Act, 1979 (as amended).
- A current Development Consent is in force with respect to the building.
- A Construction Certificate has been issued for these building works.
- All building work has been completed and all conditions of consent pertaining to this development have been complied with.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required (ie, building classifications 2-9), a final Fire Certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

Darren Greenow
Development Compliance Officer

10 October 2006
Date of Endorsement:

DA No: N0068/03
CC No: CC0026/04

Denise Gilman
975 Barrenjoey Road
PALM BEACH NSW 2108

**Application for a Final Occupation Certificate for
975 BARRENJOEY ROAD PALM BEACH NSW 2108.**

Should you require further information please do not hesitate to contact me.

Darren Greenow
DEVELOPMENT COMPLIANCE OFFICER

is



home elevators
designed to impress

Easy Living Home Elevators NSW Pty Limited
Maintenance Hotline: 1800 813 555

Date: 15-Dec-2016

Ref: N8139

CERTIFICATION AND COMPLIANCE STATEMENT

Dear Sir / Madam,

We, Easy Living Home Elevators Pty Limited, hereby advise:

We are the holders of the **IGV Domus Evolution**
approval compliance to **AS1735 Part 18**

The lift installed at **975 Barrenjoey Road, Palm Beach NSW 2108**

has been installed in accordance with the manufacturers specifications, the special conditions of the Work Cover approval held by Easy Living Home Elevators Pty Limited, and in accordance with the above approvals, standards and procedures, we certify the lift with reference number **N8139** as complete, tested and passed into service on **15-Dec-2016**

Yours Faithfully,

Project Management Team
Easy Living Home Elevators





Mr and Mrs Gilman
975 Barrenjoey Rd
Palm Beach NSW 2108
14 July 2017
Attn: Mr Bob Gilman.

Dear Sir,

RE: STRUCTURAL ENGINEERING INSPECTIONS AND CERTIFICATION. – 975 Barrenjoey Rd Palm Beach.

Further to our initial design for the structure of the above residence and the plans listed below, we confirm that we have attended site on a regular basis and inspected the works at various critical stages of the construction in line with general construction procedures including the dates below where written notes were issued and at other times not documented.

14/07/2014

21/11/2014

4/03/2015

23/06/2015

17/09/2015

28/09/2015

30/09/2015

16/10/2015

28/10/2016

22/12/2016

14/03/2017

4/07/2017

The inspections have allowed us to form the opinion that the works have been performed in accordance with our designs as listed below, site instructions provided by us and the provisions of the codes and standards listed and in particular, placement and detailing of reinforcing, balustrades and structural masonry.

1. Drawings 31650-S01, 31650-S02, 31650-S04, 31650-S05, 31650-S06, 31650-S07, 31650-S08, 31650-S09, 31650-S11, 31650-S12, 31650-S13, 31650-S14, 31650-S15, 31650-S16, 31650-S17, 31650-S18, 31650-S19, 31650-S21, 31650-S22, 31650-S23, 31650-S24, 31650-S27, 31650-S28, 31650-S29, 31650-S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S50, S51, S52, S53, S54, S55
2. Site Notes 31666-01 and site sketches.
3. AS3600 – 2009 Concrete Structures
4. AS2870 – 2011 Residential Footings
5. AS1684.2-1999 and the NSW timber framing code 4th ed.
6. AS4100 Steel Structures
7. AS4671
8. AS 1170-1 loading code
9. The general provisions of the Building Code of Australia

This certificate includes the works specifically listed below:

1. Inclinator Piers noted on sheet 1 approved plans and S05 above.
2. Internal floor – Garage level S07 – S011
3. Load bearing walls for lower ground level and level 1 as shown on 1516-11, 1516-12, 1516-13
4. Lintles over window openings and garage door openings.
5. Skylight openings and roof structure.
6. Drainage.
7. Spiral staircase design.
8. Reinforced concrete stairs and access
9. Underpinning to original structure
10. Footings and Foundations.
11. Rock Quality inspection
12. Shotcrete and shoring works.

For & on Behalf of

D.F. Dickson & Associates Pty Limited

D.F. Dickson BSc MS (q) MIEA CPEng GSA NPER 2074820 RPEQ 14821 RBP EC40240

Done

img20170409_10552638.pdf

WILKES PTY LTD
STEPHAN KRENKELS

P.O. Box 264
Freshwater 2096
Builders Licence No. 69326C

14th March, 2017

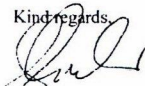
Robert Gilman
C/- robert_gilman@hotmail.com

Dear Robert,

Re: 975 Barrenjoey Road, Palm Beach.

The waterproofing completed on the new internal wet areas at the above address was done on accordance with the manufacturers specification, Australian Standard 3740-2010 (Amdt 1) and the Building Code of Australia (Table 3.8.1.1). The product used on the areas was Duram Durabit RFO..

The areas are guaranteed not to leak for a period of six years from the above date. In the event of a problem, the builder/owner will be asked to show any areas of breakdown in the materials or faulty workmanship. These areas will be repaired accordingly.

Kind regards

Stephan Krenkels

NEWTON STONE DESIGN

DA
CONCRETE
E109
DA CONCRETE
Landscaping, Stonemasonry, Sculptures

20th June, 2017

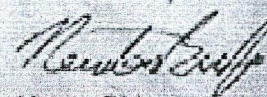
Robert C. Gilman
975 Barrenjoey Road
Palm Beach, NSW, 2108.

To Whom it may Concern,

This is to certify that all landscaping at 975 Barrenjoey Road, Palm Beach has been completed in accordance with the approved plans.

Further, I certify that all noxious and environmental weeds have been removed from 975 Barrenjoey Road, Palm Beach.

Yours Sincerely


P Newton Bishop

Newton Bishop
PO Box 1758, Warriewood, NSW 2102
Mables 9413 972 990
ABN 31 322 063 963
Licence 237649C
email: newtonb@newtonbdesign@gmail.com



VESH ELECTRICAL SERVICES PTY LTD
PO Box 570, Freshwater NSW 2096 Ph: 9907-2000 Fax: 9907-2999
E-mail: office@veshelectrical.com.au
ABN: 87 053 766 331 Electrical Licence: 26647C

Certificate of Compliance

Project: **Main House - 975 Barrenjoey Rd, Palm Beach**

Builder: **Robert & Denise Gilman**

Issued by: **Andrew Vescio** Contractors Licence Number: **117895C**

Type of Work: **Residential Renovation – Main House**

Certification:

1. Interlinked hardwired smoke alarms have been installed on each level in main house at 975 Barrenjoey Rd, Palm Beach in accordance with AS3786.

I, certify that the electrical work to which this certificate of compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation has been installed in accordance with the specified electrical design.

Certifiers Signature:

Certifiers Name: Andrew Vescio

Date: 19/12/16

Vesh Electrical Services Pty Ltd

ABN: 87 053 766 331 • Licence No 26647C
P O Box 570, Freshwater NSW 2096 • P (02) 9907 2000 • F (02) 9907 2999
E office@veshelectrical.com.au • W www.veshelectrical.com.au

Certificate of Compliance

Project: 975 Barrenjoey Road, Palm Beach

Builder: Robert & Denise Gilman

Issued by: Andrew Vescio Contractors Licence Number: 117895C

Type of Work: Residential Renovation

Certification:

1. Hardwired with battery back-up smoke detectors have been installed at **975 Barrenjoey Rd, Palm Beach** in accordance with AS3786, to the following locations: -
 - 3 x Garage level
 - 1 x Bed 6 level
 - 1 x Kids bed level
 - 1 x Main entry/kitchen area
 - 4 x Lower level rumpus, bed 1, bed 2 & bed 3

I, certify that the electrical work to which this certificate of compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation has been installed in accordance with the specified electrical design.

Certifiers Signature:

Certifiers Name: Andrew Vescio

Date: 19th June 2017

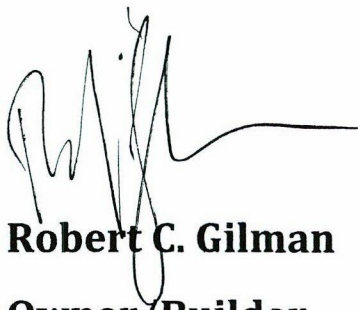
#8

June 20, 2017

**DA Condition 10 Asbestos Clearance 975 Barrenejoey Road
Palm Beach**

**As the owner/builder of 975 Barrenejoey Road Palm
Beach I hereby certify that approximately 7 sq metres of
asbestos was removed from the demolished building in
2014 in accordance with OHS guidelines.**

Regards,



Robert C. Gilman

Owner/Builder

NORTHERN BEACHES COUNCIL

northernbeaches.nsw.gov.au

#10 DA CONDETION : D17

Sazzad Sarker, Asset Development Engineer
9am to 4:30pm Mon - Fri
Phone 9970 1352

16 June 2017

PETER DOWNES DESIGNS
77 RIVIERA AVENUE
AVALON BEACH NSW 2107

Dear Sir/Madam.

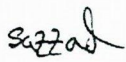
Re: Final Inspection of Works in Road Reserve at 975 Barrenjoey Road, Palm Beach, NSW 2108.

A final inspection of the approved works in the road reserve at the above address was carried out on 16 June 2017.

The work has been completed in accordance with the approved application to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours sincerely


Sazzad Sarker
ASSET DEVELOPMENT ENGINEER



Mr and Mrs Gilman
975 Barrenjoey Rd
Palm Beach NSW 2108
14 July 2017
Attn: Mr Bob Gilman.

Dear Sir,

**RE: STRUCTURAL ENGINEERING INSPECTION AND CERTIFICATION OF UNDERPINNING. –
975 Barrenjoey Rd Palm Beach.**

Further to our design of underpinning components for the structure of the above residence and the plans listed below, we confirm that we have attended site on a regular basis and inspected the works at various critical stages of the construction in line with general construction procedures including the dates below where written notes were issued and at other times not documented.

14/07/2014

21/11/2014

4/03/2015

23/06/2015

17/09/2015

28/09/2015

30/09/2015

The inspections have allowed us to form the opinion that the underpinning works have been performed in accordance with our designs as listed below, site instructions provided by us and the provisions of the codes and standards listed in accordance with DA condition 36.

1. Drawings 31650-S01, 31650-S02, 31650-S04, 31650-S05, 31650-S06, 31650-S07, 31650-S08, 31650-S09, Site Notes 31666-01 and site sketches.
2. AS3600 – 2009 Concrete Structures
3. AS2870 – 2011 Residential Footings
 - a. AS1684.2-1999 and the NSW timber framing code 4th ed.
4. AS4100 Steel Structures
5. AS4671
6. AS 1170-1 loading code
7. The general provisions of the Building Code of Australia

This certificate includes the works specifically listed below:

1. Underpinning
2. Load bearing walls for lower ground level and level 1 as shown on 1516-11, 1516-12, 1516-13

3. Drainage.
4. Footings and Foundations.
5. Rock Quality inspection

For & on Behalf of
D.F.Dickson & Associates Pty Limited

D.F.Dickson BSc MS (q) MIEA CPEng GSA NPER 2074820 RPEQ 14821 RBP EC40240

SYDNEY WOODWORKERS WAREHOUSE

2 Sydenham Rd, Brookvale

ABN: 66 116 412 803

Ph 9938 4999 Fax 9938 4666

GLAZING CERTIFICATE

14th June, 2017

Re: Robert Gilman
975 Barrenjoey Rd
Palm Beach

INV# 00033968, 00034059, 00038598
00038961 and 00039433

This is to certify that all doors and windows supplied by Sydney Woodworkers Warehouse have been glazed in accordance with current glazing regulations and comply with Australian Standards AS 2047, AS 1288.

Neil Carroll
Director

#12

GLAZING

DA Condition D85 Provide with
certification that glazing MAXIMUM
Reflectivity index of the glass does
not exceed 45%

Sydney Woodworkers

#14
Ross McWhirter, Project Leader Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629007

27 October 2016

Peter Downes
77 Riviera Avenue
AVALON NSW 2107

Dear Sir,

Re: SECTION 139 CONSENT (Roads Act 1993) – 975 Barrenjoey Road, Palm Beach

Council grants the applicant(s), Peter Downes, consent to construct 2 driveway crossings and associated public footpath works in the public road reserve at 975 Barrenjoey Road, Palm Beach.

Note 1: - The driveway profile (previously supplied) caters for the Australian Standard B85 percentile vehicle (a standard sedan eg Holden Commodore). Owners with special vehicle requirements need to provide an alternate driveway design (prepared by a qualified traffic engineer) to suit their particular vehicle(s), which is acceptable to Council.

Note 2: - The works are as generally shown on Drawing No. A2 1516 01 A by Peter Downes. This consent relates to the driveway and Council footpath works only.

This Section 139 Consent is granted, subject to the following conditions: -

1. The Applicant(s) shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant(s) in respect of the work in question.
2. The Applicant(s), at all times for the duration of this Consent, will not interrupt or otherwise disturb traffic or pedestrian flow in the public road without first obtaining the consent of Council. Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others during the currency of the works.
3. In the event that the driveway or footpath construction requires the use of a mobile concrete pump in the road reserve, separate approval must be obtained from Council for that activity Form No. UEA313 (Application to Stand Construction Plant on a Public Road Reserve) must be lodged with the applicable fees.
4. The Applicant(s) shall be responsible for the cost of all service and utility adjustments associated with the construction of the driveway and footpath. Contact "Dial Before You Dig" (1100) at least two working days before the works are due to start for information on the location of underground pipes and cables.
5. Compliance with the requirements contained in the "Information for Access Driveway Profiles" dated 11 May 2016.
6. Compliance with Road & Maritime Services requirements as detailed in their letter dated 24 December 2015.

24 December 2015

Our Reference: SYD15/01502 (A11217589)
Council Ref: N0099/05/S96/3

The General Manager
P.O. Box 882
Mona Vale NSW 1660

Attention: Nick Armstrong

Dear Sir/Madam

SECTION 96 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 975
BARRENJOEY ROAD, PALM BEACH

Reference is made to Council's letter dated 23 November 2015, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment under Section 96 and concurrence in accordance with Section 138 of the Roads Act, 1993.

Roads and Maritime has reviewed the submitted application and raises no objection to the Section 96(1A) modification to Development Consent N0099/05 and N0099/05/05/S96/1 and would provide concurrence to the proposed vehicular crossing on Barrenjoey Road under Section 138 of the Roads Act 1993, subject to Council's approval and the following requirements being included in the development consent:

1. In accordance with AS 2890.1- 2004 (Parking Facilities, Part 1: Off-street car parking), the driveway shall be a minimum of 5.5 metres in width for a minimum distance of 6 metres from the property boundary.
2. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:
Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114
Fax 8849 2766

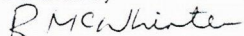
Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 |
PO Box 973 Parramatta NSW 2150 |

www.rms.nsw.gov.au | 13 22 13

7. Prior to construction, the driveway formwork and reinforcing steel is required to be inspected by Council (provide minimum 24 hour notice). Any necessary structural engineering certification of any supporting structure must be provided to Council prior to construction.
8. The works are to be undertaken by a Council Authorised & Accredited Concrete Contractor.
9. Owner(s) who wish to have a coloured driveway or a cosmetic driveway constructed with bricks, pavers, patterned, stamped, sealed or stencilled in lieu of a standard concrete driveway, agree to indemnify Council in respect to liability and damage to the driveway. Any works authorised by Council in relation to the driveway within the public road reserve following the construction of the coloured or cosmetic driveway, shall be restored in standard plain concrete. Should the owner(s) wish to restore the driveway in the same cosmetic finish, Council permission may be sought to engage a contractor to do this work at full cost to the owner(s).
10. The Applicant(s) shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant(s) under the Conditions of this Consent.
11. Should the Applicant(s) fail to comply with any of these conditions or any requirement of Council as provided, then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act 1993.
12. This Consent receipt must be held on the job and produced to any Officer of Council when called upon.
13. The Applicant(s) shall accept all responsibility for public safety during the construction of the works.
14. Landscaping treatment will only be approved if deemed by Council to be appropriate to the local environment and streetscape.
15. COUNCIL IS TO BE ADVISED WHEN THE WORKS HAVE BEEN COMPLETED. Upon receipt of this advice, Council will inspect the works to determine if they are satisfactory. Any works deemed by Council to be unsatisfactory are to be rectified to Council's reasonable satisfaction.

Yours sincerely



Ross McWhirter

PROJECT LEADER ROAD RESERVE MANAGEMENT

Enclosures - *List of Council Authorised & Accredited Concrete Contractors for Vehicle Footpath Crossings and Associated Works.*
- *Roads & Maritime Services letter dated 24 December 2015*



Mr and Mrs Gilman
975 Barrenjoey Rd
Palm Beach NSW 2108
19 July 2017
Attn: Mr Bob Gilman.

Dear Sir,

RE: STRUCTURAL ENGINEERING CERTIFICATION OF COMPLIANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS – 975 Barrenjoey Rd Palm Beach.

Further to our initial design for the structure of the above residence and the plans listed below, we confirm that we have attended site on a regular basis and inspected the works at various critical stages of the construction in line with the recommendations of section 6 of the Douglas Partners Geotechnical report No 29670A prepared by Richard Lloyd and supplementary geotechnical reports prepared by the undersigned. These inspections have allowed us to form the opinion that the works have been performed in accordance with both the Geotechnical reports recommendations and our designs as listed below, site instructions provided by us and the provisions of the codes and standards listed.

1. Drawings 31650-S01, 31650-S02, 31650-S04, 31650-S05, 31650-S06, 31650-S07, 31650-S08, 31650-S09, 31650-S11, 31650-S12, 31650-S13, 31650-S14, 31650-S15, 31650-S16, 31650-S17, 31650-S18, 31650-S19, 31650-S21, 31650-S22, 31650-S23, 31650-S24, 31650-S27, 31650-S28, 31650-S29, 31650-S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S50, S51, S52, S53, S54, S55
2. Architectural design by Peter Downes designs, Drawings 1516-200, 201, 202A, 203A, 204, 205, 206, 207A, 208A and 209.
3. Site Notes 31666-01 site sketches and instructions issued.
4. AS3600 – 2009 Concrete Structures
5. AS2870 – 2011 Residential Footings
6. AS4100 Steel Structures
7. AS 1170-1 loading code
8. AS 1657 – Fixed platforms walkways stairways and ladders. BCA part 3.9.1 stair construction.
9. The general provisions of the Building Code of Australia

For & on Behalf of
D.F.Dickson & Associates Pty Limited

D.F.Dickson BSc MS (q) MIEA CPEng GSA NPER 2074820 RPEQ 14821 RBP EC40240

Mr Peter Boyce.
C/o Peter Boyce and Associates.
Accredited Building Surveyors
Suite 405, Rawson Street
Epping, NSW 2121

July 19, 2017

RE: 975 Barrenjoey Road Palm Beach Final Occupation Certificate

Dear Peter:

In reference to your June 13, 2017 letter re: DA0099/05 Conditions of Consent DA Condition E31 re the New South Wales Rural Fire Service requirements dated 22 March 2005.

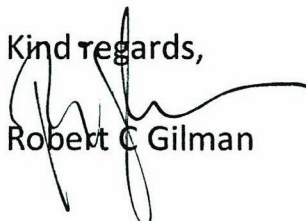
I have been advised by Garth Bladwell of the NSW Rural Fire Service that NSW Rural Service sent a letter to Pittwater Council on March 22, 2005 (Ref. DA05031018409) outlining their requirements; they were:

- 1) Install gutter guards on all gutters.
- 2) Manage the property ie. Keep lawns, trees, etc. trimmed.- asset protection
- 3) Fences – any fences must be built of non-combustible materials.
- 4) Construction Category = Level 1 ie. AS3059-1999.

The above mentioned requirements have been met and for further reference/ documentation support I attach the Bushfire Report (for the subject DA0099/05) dated January 28, 2005 prepared by AGA Consultants which in summary stated that "was the Category of Bushfire Attack is LOW; therefore no particular construction is required from a bushfire aspect." Further under the bullet 4.5 of the said Bushfire Report it states "There are no specific construction requirements for buildings classified as 'CATEGORY OF BUSHFIRE ATTACK'.

Please advise if you require further information.

Kind regards,



Robert C Gilman

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER

FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or Subdivision Certificate

Development Application for Robert Gilman
 Name of Applicant
 Address of site 975 Barrenjoey Rd Palm Beach

Declaration made by geotechnical engineer on completion of the Development

I, David Dickson on behalf of D.F. Dickson and Associates Pty Ltd
 (Insert Name) (Trading or Company Name)

on this the
 certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 30 March 2015 referred to below.

Geotechnical Report Details:

Report Title: 1. Douglas Partners report no 29670A and 2. 31650-G02 – Supplementary Geotechnical report 975 Barrenjoey Rd Palm Beach
 Report Date: Author: 1. Richard Lloyd - 2. D.F. Dickson

Author's Company/Organisation: 1. Douglas Partners and subsequently 2. D.F. Dickson and Associates Pty Ltd

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

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

I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. N0099/05 dated
 (D.A.No) (Date consent given)

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

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

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

Douglas report Table 2 section 6.4
 31650-S01
 31650-S02
 31650-S04 Drawing 4 RW1 typical blockwork wall design.



Signature

Name David F Dickson

Chartered Professional Status...MIEAust GSA CPEng NPER 2074820 RPEQ 14821 RBP

EC40240

Membership No. 2074820.....

Company D.F. Dickson and Associates Pty Ltd

Form 100
Register 11

POSITIVE COVENANT

New South Wales

Section 88(2) Conveyancing Act 1919

Insert this space into Affix additional pages to the top left hand corner

PRIVACY NOTE: Section 118 of the Real Property Act 1900 (RPA 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 94B RPA Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	17723286						
(B) LOANED BY	<table border="1"> <tr> <td>Debtor's Name, Address or DX, Telephone, and Customer Account Number if any</td> <td>CODE</td> </tr> <tr> <td>Collection Ref</td> <td>PC</td> </tr> <tr> <td>Reference</td> <td>TRIM 10224</td> </tr> </table>	Debtor's Name, Address or DX, Telephone, and Customer Account Number if any	CODE	Collection Ref	PC	Reference	TRIM 10224
Debtor's Name, Address or DX, Telephone, and Customer Account Number if any	CODE						
Collection Ref	PC						
Reference	TRIM 10224						

(C) REGISTERED PROPRIETOR	OF the Shire of Northern Beaches Council
---------------------------	--

(D) LITIGEE MORTGAGEE IN CHARGE	Of the above land appearing to be bound by this positive covenant Nature of Interest: Mortgage Number of Instrument: 844870 Name: WESTRAL BANKING CORPORATION
---------------------------------	--

(E) PRESCRIBED AUTHORITY	Within the meaning of section 83(1) of the Conveyancing Act 1919 NORTHERN BEACHES COUNCIL
--------------------------	--

(F) The prescribed authority having reviewed the above land a positive covenant in the form set out in annexure "A" hereto applies to land it owned in the Register and certifies this application correct for the purposes of the Real Property Act 1900

DATE: 21/8/17

(G) I declare 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:	Signature of authorised officer:
Name of witness: ANNA MOXIE	Name of authorised officer: Tracey Bennett
Address of witness: 6/16-18 NORTH ST, NIMBLEBEE	Position of authorised officer: PUBLIC OFFICER, NORTHERN BEACHES COUNCIL

(H) I declare by the registered proprietor

I certify I am an eligible witness and that the registered proprietor signed this dealing in my presence (see note* below)

Certified correct for the purposes of the Real Property Act 1900 by the registered proprietor

Signature of witness:	Signature of registered proprietor:
Name of witness: WALEIS PIZEM	
Address of witness: 36 PARSEY AVE, VANDUSE 2050	

(I) Content of the mortgage

The mortgagee: WESTRAL BANKING NO 844870 agrees to be bound by the positive covenant who is personally known to me or as to whose identity I am otherwise satisfied

I hereby declare that the above mortgagee signed this application in my presence.

Signature of witness:
 Signature of mortgagee: || Name of witness: TIMOTHY PAINE | Name of mortgagee: Timothy Paine |
| Address of witness: 15 PARSEY DR, VANDUSE 2050 | Address of mortgagee: 15 PARSEY DR, VANDUSE 2050 |

* RPA Act requires that you must have passed the following for each item of land or each separate dealing document:

Page 1 of 2

THIS IS THE ANNEXURE MARKED "A" TO THE POSITIVE COVENANT MADE
BETWEEN ROBERT CULLEN GILMAN
AND NORTHERN BEACHES COUNCIL DATED 21/9/13 2017
IN RESPECT OF LAND IN FOLIO IDENTIFIER 1205296

Terms of Positive Covenant:

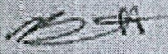
The registered proprietor covenants as follows with the Council in respect of geotechnical requirements of the site as follows:

1. The registered proprietor will:

carry out maintenance and inspections as recommended in Table 2 under Part 6.4 of Geotechnical Report No. 29670A prepared by Douglas Partners Pty Limited, and dated 07 February 2005, and submitted as part of the supporting documentation for Development Application N2005/05. The Table is shown at page 3 of this Covenant as Annexure "B".

AUTHORITY HAVING THE POWER TO RELEASE, VARY OR MODIFY THE POSITIVE COVENANT REFERRED TO:

NORTHERN BEACHES COUNCIL


PUBLIC OFFICER
NORTHERN BEACHES COUNCIL

THIS IS THE ANNEXURE MARKED 'B' TO THE POSITIVE COVENANT MADE BETWEEN
 ROBERT CULLEN GILMAN
 AND NORTHERN BEACHES COUNCIL
 DATED 21/12/13 2017
 IN RESPECT OF LAND IN FOLIO IDENTIFIER 1/205296

Douglas Partners
 CONSULTING ENGINEERS

6.4 Maintenance and On-going Inspection Requirements

To attain a life of 100 years, it will be necessary to adopt and implement a detailed inspection regime as may be specified by the structural engineer and also as given in Table 2. It will be necessary to ensure that subsequent owners and occupants of the property are aware of the ongoing nature and frequency of the inspections, and maintenance requirements.

Table 2 - Recommended Maintenance and Inspection Program

Structure	Maintenance/Inspection Task	Frequency
Drainage lines	Inspect to ensure line is flowing and not blocked	Every 2 years or following each significant rainfall event
Drainage pits	Inspect to ensure that pits are free of debris and sediment built up. Clear surface grates of vegetation/filler build-up.	During normal grounds maintenance, following each significant rainfall event or every 2 years
Retaining walls	Inspect walls for the presence of cracking or rotation from vertical, or as-constructed condition	Every 2 years or following each significant rainfall event
General slopes	Inspect slopes and batters for indications of movement which may comprise tension cracks, backslumps of freshly exposed soil	Every 5 years or following each significant rainfall event

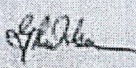
If the maintenance inspections reveal noticeable changes, prompt reference should be made to an appropriate professional (eg. structural or geotechnical engineer).

We trust that the above information is as required at this time. Please do not hesitate to contact the undersigned if additional assistance is required.

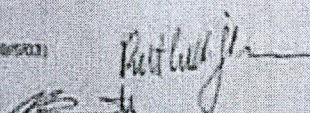
Yours faithfully
 DOUGLAS PARTNERS PTY LTD

Reviewed by


 Richard Lloyd
 Associate/Senior Engineering Geologist


 Grahame Wilson
 Principal

Attachments: Notes relating to this report
 Photos 1-8 (Plates 1, 2 and 3)
 Project 20070 Drawing 1 (17.12.2007)
 Project 20070-8 Sketch Drawing SK1 (18/03)
 Survey Plan Extract



PUBLIC OFFICER
 NORTHERN BEACHES COUNCIL

Geotechnical Assessment - Proposed Development
 810 Remington Road Palm Beach

Project 20070-4
 February 2017

The Trustee for Australian Registry
Investments Trust
POB 22 518 401 915
GPO Box 95
Sydney NSW 2001
Tel 17 SYDNEY Telephone 1300 662637 or 02 9226 8888



Land & Property Information

TAX INVOICE

No. D81391K



REPRINT

Page 1 of 1

Customer 299421 Date 15.09.2017 Details

Delivery To: 1W
ROBERT CULLEN GILMAN
815 BARRONJOEY ROAD
PALM BEACH 2158

Invoice To: 299421
ROBERT CULLEN GILMAN
815 BARRONJOEY ROAD
PALM BEACH 2158

Document No.	Type	First Time Affected	Client's Reference	Excluding GST
40772421	PC	1/2/2014	0	122.45
CTY 1	TAX			4.07



Land & Property Information

Lines 25.75 and 1
1300 20 671
www.lpi.nsw.gov.au

Customer: 029 Rental Inc's
Receipt: 44
Receipt: 00802803
Date: 15/09/17 16:49:55
Invoice: 02
Customer: 299421
Invoice Number: 40772421
Ref: 001

Item	Qty	Price	Total
2017-2018 RENTAL INC'S RENTAL SURVEY	1	\$ 438.00	\$138.00

1 Item Tax Total \$138.00

x 33% GST PAYABLE \$45.54

137 458.54 GST \$45.54

Grand Total \$184.04

* An amount \$45.54 and GST for
STATE LAND AUCTIONS 2017 a service
charge of \$10.00 for 1 transaction
State fee for sale agent.

SUBTOTAL 128.95

GST 12.25

TOTAL DUE 141.20

systeme@lpi.nsw.gov.au

27 Levy paid to Tenants Assistance Fund

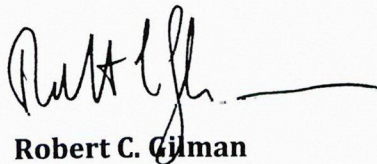


June 20, 2017

Re: Basic Certificate A201718_02

**As the owner/builder of 975 Barrenejoey Road Palm
Beach I hereby certify that I have complied with the
Insulation requirements as set out in the Basix certificate
number A201718_02.**

Regards,



Robert C. Gilman

Owner/Builder

Vesh Electrical Services Pty Ltd
ABN 87 053 766 331 • Licence No 26647C
P O Box 570, Freshwater NSW 2096 • P (02) 9907 2000 • F (02) 9907 2999
E office@veshelectrical.com.au • W www.veshelectrical.com.au

Certificate of Compliance

Project: 975 Barrenejoey Road, Palm Beach

Builder: Robert & Denise Gilman

Issued by: Andrew Vescio Contractors Licence Number: 117895C

Type of Work: Residential Renovation

Certification:

1. Hardwired with battery back-up smoke detectors have been installed at **975 Barrenejoey Rd, Palm Beach** in accordance with AS3786, to the following locations: -
 - 3 x Garage level
 - 1 x Bed 6 level
 - 1 x Kids bed level
 - 1 x Main entry/kitchen area
 - 4 x Lower level rumpus, bed 1, bed 2 & bed 3
2. As per BASIX reference number A201718_02, confirming that a minimum of 40% of new or altered light fixtures are fitted with flourescent , compact flourescent or light-emitting-diode (LED) lamps

I, certify that the electrical work to which this certificate of compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation has been installed in accordance with the specified electrical design.

Certifiers Signature:

Certifiers Name: Andrew Vescio

Date: 19th June 2017

SkylightDesign

CERTIFICATION

26/6/2017

CLIENT : Bob & Denise Gilman

SITE ADDRESS : 975 Barrenjoey Road, Palm Beach, NSW

The following skylights were installed at above address :

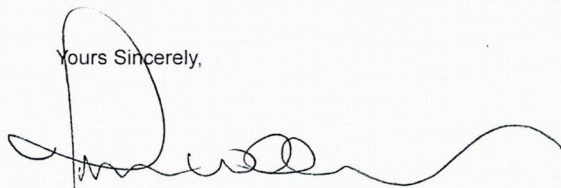
Garage - Velux VSE SO6 & FS SO6 on custom colorbond flashing trays
Front Room - Velux FCM 3030 on custom colorbond flashing trays.

All skylights have been installed in accordance with AS1288-2006.

We confirm the use of low-e internal/argon fill glazing to nominated skylights, as per A101275_02 dated 2 December 2010.

Glass spec sheets provided by Velux Australia have been supplied separately.

Yours Sincerely,



Trevor Williams
Director

Skylight Design Pty Ltd
Avalon Beach, NSW

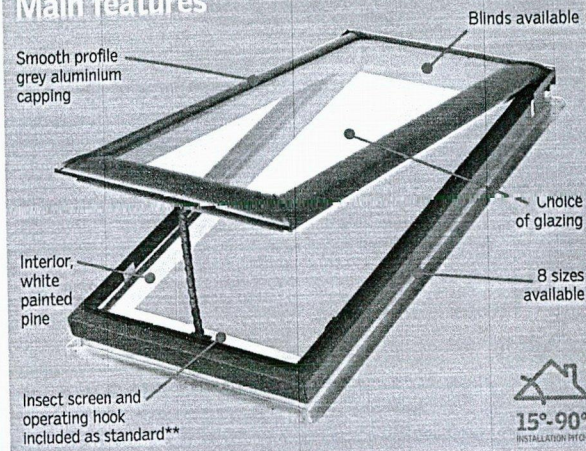
Phone 0406 616 306



License No. 214839C
ABN : 88 165 099 285
Email : trevor@skylightdesign.com.au
Web : www.skylightdesign.com.au

VS manually operated top-hung skylight

Main features

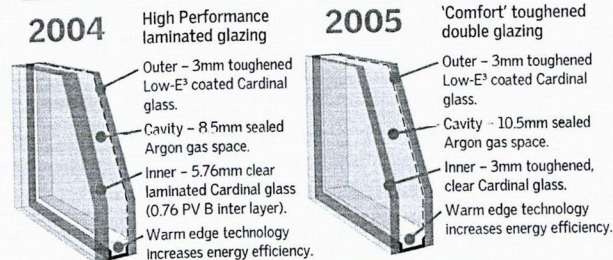


Construction

Quality frame of Ponderosa pine.
Factory treated with a base preservative to reduce mould and mildew.
Further treated with paint (2 coats) for a clean white interior finish.

VS Skylights are operated manually. The VS has a hook included which requires a rod control to wind the hook and open the sash. Or for applications within reach, a winder handle can be used.

Choice of double glazing units



Benefits:

	2004	2005
• Radiant heat block	80%	80%
• UV rays block	99%	95%
• Noise reduction factor	32dB	29dB
• WERS rating	5 stars	5 stars
• Double layer of Low-E ³ coating	✓	✓
• 10 year warranty on insulated glass seal	✓	✓

Australian Standard AS1288

2004 laminated glass must be used for skylights installed 3m or more above floor level.

10 YEAR WARRANTY
on skylights,
flashings & glazing

3 YEAR WARRANTY
on blinds &
accessories

VS technical performance

Australian Standards

All VELUX Skylights are tested and approved to the appropriate Australian Standards.

AS4285 SKYLIGHTS Cyclonic & Non-Cyclonic	✓
AS1288 OVERHEAD GLAZING Laminated inner pane ¹	✓
AS3959 BUSHFIRE Attack level AN ²	✓

¹ 2004 glazing variant.
² Bushfire testing applicable to 2004 glazing variant skylight in roof pitch 18°-75°. Skylight only. Custom-made flashing required. Additional mesh protection may be required for opening apertures (consult local council).

Building Code compliance

VELUX Skylights are deemed non-combustible and thereby comply with BCA Fire Separation requirements (i.e. suitable for use within 900mm from allotment boundary/separation wall)*.

* CSIRO assessment report available on request. VELUX recommends consultation with relevant authority before work commences.

Energy Rating

VS Openable Skylights have been energy rated in accordance with the Skylight Energy Rating Scheme (WERS).

★★★★★ **Maximum 5 stars Summer Ratings**

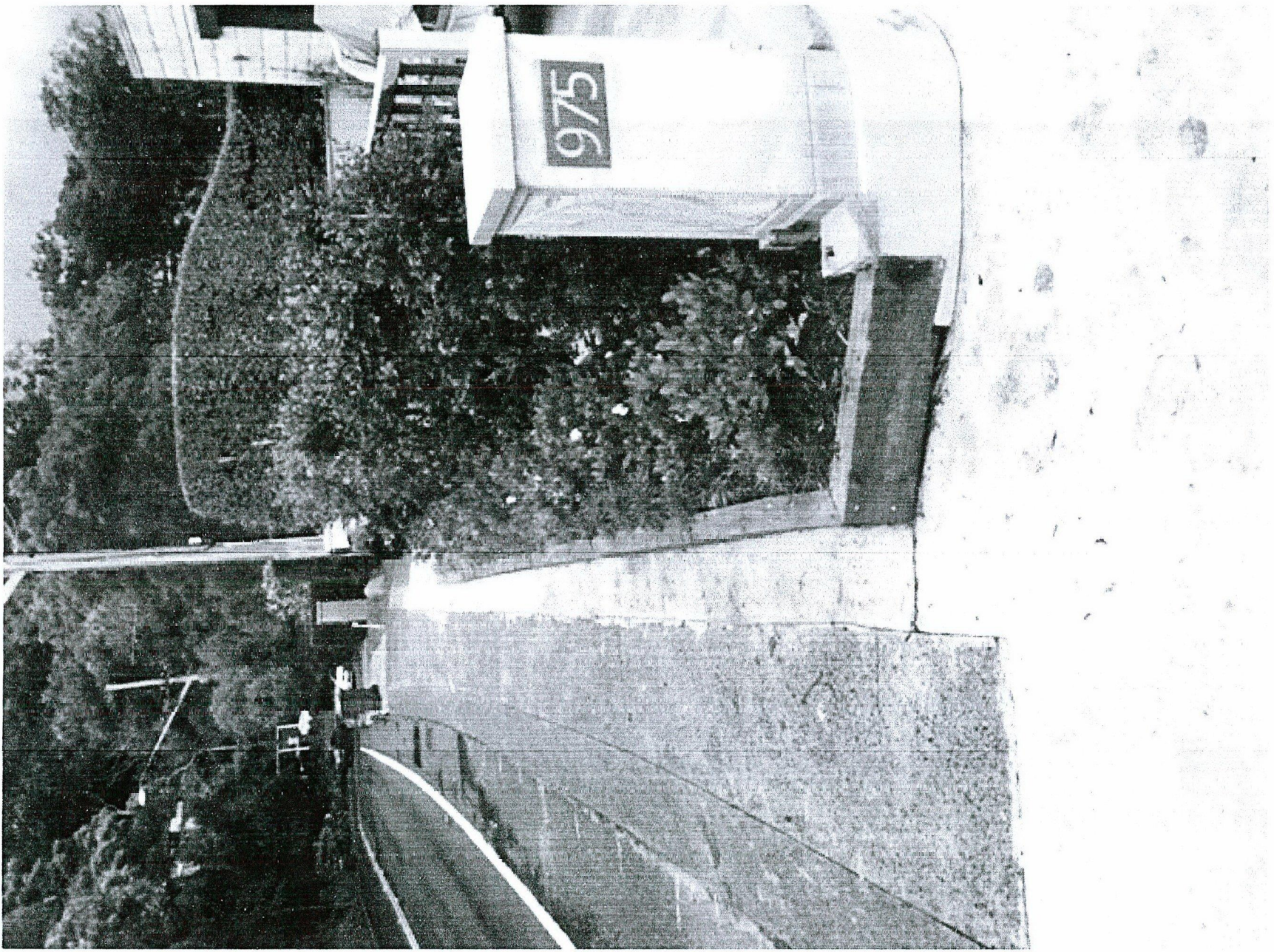
4.5 out of 5 stars for Winter Rating.
4.5 out of 5 stars for Cool Daylight in Summer.

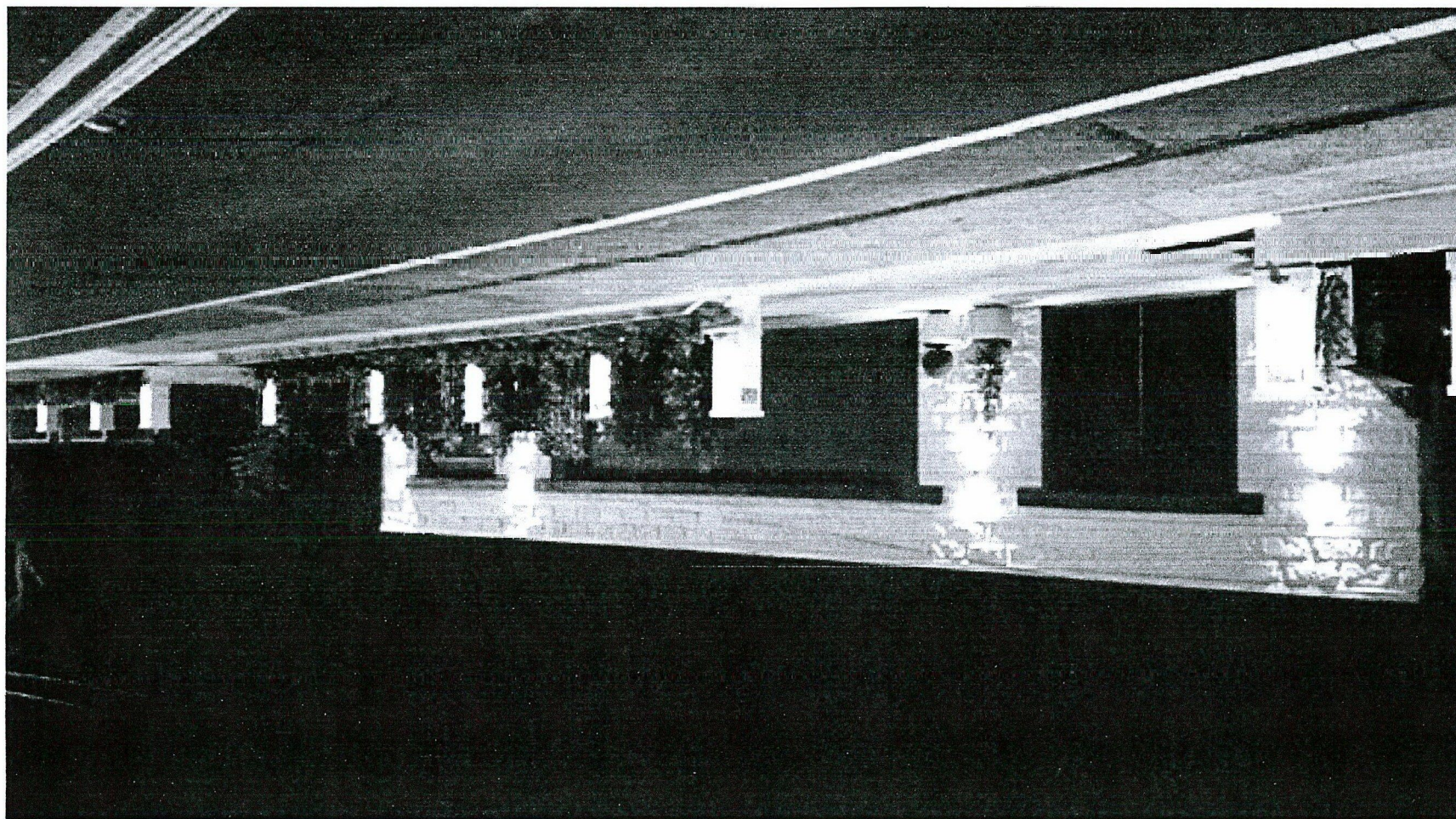
Glazing performance

Glazing type	2004	2005
U-value (W/m²K)		
Complete skylight	2.50	2.60
Glass only	1.93	1.98
Solar Heat Gain Co-efficient		
Complete skylight	0.21	0.21
Glass only	0.27	0.27
Visible Light Transmittance		
Complete skylight	0.48	0.49
Luminous Efficacy (K_e = VT/SHGC)		
Complete skylight	2.29	2.33

All figures generated by AFRC accredited simulators. Figures based on nominal size 1200mm (H) x 1200mm (W).

**Winder handle and extension rods to be purchased separately. Details overleaf.





HG Plumbing, Drainage & Gasfitting

KG

975 Barranjoey Rd Palm Beach

To Robert & Denise Gilman

This is to certify all stormwater work for 975 Barranjoey Rd was done in accordance with the plumbing code AS/NZ 3500.3.1.

Regards
Kristian Gilroy



HG Plumbing, Drainage & Gasfitting



975 Barranjoey Rd Palm Beach

To Robert Gilman

This is to certify that the all plumbing work undertaken at 975 Barranjoey Rd is done in accordance with the Australian Plumbing Standards. All plumbing fixtures and fittings have been used in the development.

Regards
Kristian Gilroy



BASIX Completion Receipt

Receipt no.:
CR-1506041896364-A201718_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: Friday, 22/09/2017



Principal certifying authority

Name: Peter Boyce
Accreditation scheme: BPB
Accreditation number: 0043

Final Inspection

Date of final inspection: Thursday, 21/09/2017

BASIX Certificate details

BASIX Certificate no.	A201718_02
Project name	Gilmar S96 vars_02
Street address	975 Barrenjoey Road
Suburb	Palm Beach
Postcode	2108
Local Government Area	Pittwater Council



FINAL CHECK

SURVEY

**PROPERTY NO. 975 BARRENJOEY ROAD,
PALM BEACH**

12 JULY, 2017

The information contained herein is for reference purposes only. This survey was prepared solely for use in the current dealing and should not be used for further transfers or dealings on the land.

This report does not cover compliance with the technical standard requirements of the Building Code of Australia (Administrative Provisions) Ordinance, 1991.

Our Reference: 10202



YSCO GEOMATICS

LAND RESOURCE CONSULTANTS

SUITE 4, 114 HAMPDEN ROAD, ARTARMON, 2064

GEOMATIC ENGINEERING
LAND & ENGINEERING SURVEYING
PROJECT MANAGEMENT
SOIL & WATER MANAGEMENT
ENVIRONMENTAL PLANNING

Philip Youdale

B. Surv (UNSW)
Licenced Strata Managing Agent
Cert. SWM (UWS)

Peter Strudwick

B. Surv. (Hons) (UNSW)
Dip. Urb. Stud. (Macq)
Cert. SWM (UWS)

Rodney Worthington

B. Surv (UNSW)
M. Plan (UTS)

Postal Address:

P.O. Box 491

Chatswood N.S.W. 2057

Telephone:

(02) 9419 8222

Facsimile:

(02) 9419 4762

Email:

enquiries@yscogeomatics.com.au

Website:

www.yscogeomatics.com.au

Members of the Surveying and Spatial Sciences Institute

Our Ref: 10202

12 July, 2017

SURVEYORS REPORT

Mr Robert Gilman,
975 Barrenjoey Road,
PALM BEACH NSW 2108

Re: Property No.975 Barrenjoey Road, Palm Beach

As instructed we have surveyed the land shown by red edging in the our plan No. 10202/14 herewith being the whole of the land comprised in Certificate of Title Folio Identifier 1/205296 being Lot 1 as shown in Deposited Plan 205296 having a frontage of 33.21 metres to Barrenjoey Road at Palm Beach in the Northern Beaches Local Government Area. This report is only in respect of the recently constructed improvements on the property, and does not include structures constructed on or near the high water mark at the rear of the property.

Upon this land stands a two and three storey residence, known as No.975 Barrenjoey Road, built of brick and stone and roofed with tiles and metal, together with an integrated garage at street level.

The plan shows the position of the buildings relative to the boundaries. An electrical services cabinet near the North-Western corner of the property stands partly on the road as indicated.

There are no apparent contraventions of the Covenants endorsed on the Certificate of Title and created under Instruments of Transfer C123212 and C498710.

We have determined the level of the top of the stone parapet around the garage to be:

R.L. 25.33 metres

.../2

PROFESSIONAL
SURVEYORS
OCCUPATIONAL
ASSOCIATION



Liability limited by a Scheme
approved under Professional
Standards Legislation



relative to Australian Height Datum (A.H.D.).

In our opinion, there are no apparent encroachments of note by the recently constructed building on adjoining lands or streets.

Relevant detail is shown on the plan herewith together with sufficient information for identification purposes.

YOUDALE STRUDWICK & COMPANY PTY. LTD.

Philip Youdale
Registered Surveyor

No.977
TWO STOREY
RESIDENCE

52

D. P. 1 3 6 2 0

THIS IS THE PLAN REFERRED TO IN OUR REPORT
TO MR ROBERT GILMAN DATED 12 JULY, 2017

REGISTERED SURVEYOR

Pittwater



SERVICES
CABINET

4.095 TO
ANGLE

EDGE OF
CONCRETE
STANDS 0.03
CLEAR OF
BOUNDARY

EDGE OF
CONCRETE
0.01 CLEAR
OF BOUNDARY

1.02 WALL TO
BOUNDARY

ELEVATED
PAVED PATH

ELEVATED
LANDSCAPED
COURTYARD

STEPS

GARAGE STONE
WALL 0.06
CLEAR OF ROAD

BARRENJOEY

GARAGE STONE
WALL 0.07
CLEAR OF ROAD

ROAD

TERRACE OVER
ENCLOSED
VERANDAH

LINE
OF UPPER
LEVEL

TIMBER
PERGOLA

No.975
TWO & THREE
STOREY
BRICK
RESIDENCE

No.975A
BRICK
RESIDENCE

18.29 H.W.M. BY
DP 205296

1.31 WALL TO
BOUNDARY

1.28 WALL TO
BOUNDARY

1.0 WALL TO
BOUNDARY

1.30 WALL TO
BOUNDARY

8.00 TO
ANGLE

0.11 O/HANG

7.975

33.21

28.65 H.W.M. BY
DP 205296

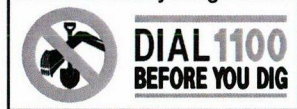
MEAN

HIGH

WATER

MARK

www.dialbeforeyoudig.com.au



DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

TM: trade mark of Association of Australian Dial
Before You Dig Services Ltd; used under licence.



YSCO GEOMATICS
LAND RESOURCE CONSULTANTS

SUITE 4, 114 HAMPDEN ROAD, ARTARMON, 2064
PH: (02) 94198222 FAX: (02) 94194762
Email: enquiries@yscogeomatics.com.au
Website: www.yscogeomatics.com.au
YOUNG & STRUDWICK & COMPANY PTY LTD A.C.N. 002 819 865

GEOMATIC ENGINEERING
LAND & ENGINEERING SURVEYING
PROJECT MANAGEMENT
SOIL AND WATER MANAGEMENT
ENVIRONMENTAL PLANNING & DESIGN



Liability limited by a scheme
approved under Professional
Standards Legislation

PLAN SHOWING LAND AT No.975 BARRENJOEY
ROAD, PALM BEACH, BEING LOT 1 IN
D.P.205296 IN NORTHERN BEACHES L.G.A.

DRAWN:
22 JUNE
2017

CHECKED:
J.E.

SCALE:
1:200
A3

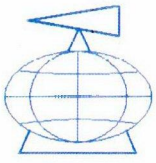
DATUM:

REFERENCE:
10202/14

DATE

REVISIONS

BY



APPENDICES

- a) COPY OF COMPUTER FOLIO SEARCH
- b) COPY OF PART OF D.P. 205296
- c) COPY INSTRUMENT OF TRANSFER C123212
- d) COPY INSTRUMENT OF TRANSFER C498710

LegalStream Australia Pty Ltd

ABN: 80 002 801 498

Level 16, 9 Hunter Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/205296

SEARCH DATE	TIME	EDITION NO	DATE
14/7/2017	1:54 PM	4	12/9/2002

LAND

LOT 1 IN DEPOSITED PLAN 205296
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP205296

FIRST SCHEDULE

ROBERT CULLEN GILMAN (T 5042391)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C498710 COVENANT AFFECTING PART
- 3 C123212 COVENANT AFFECTING PARTS
- 4 8949976 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT THE LOCAL CROWN LANDS OFFICE AT METROPOLITAN

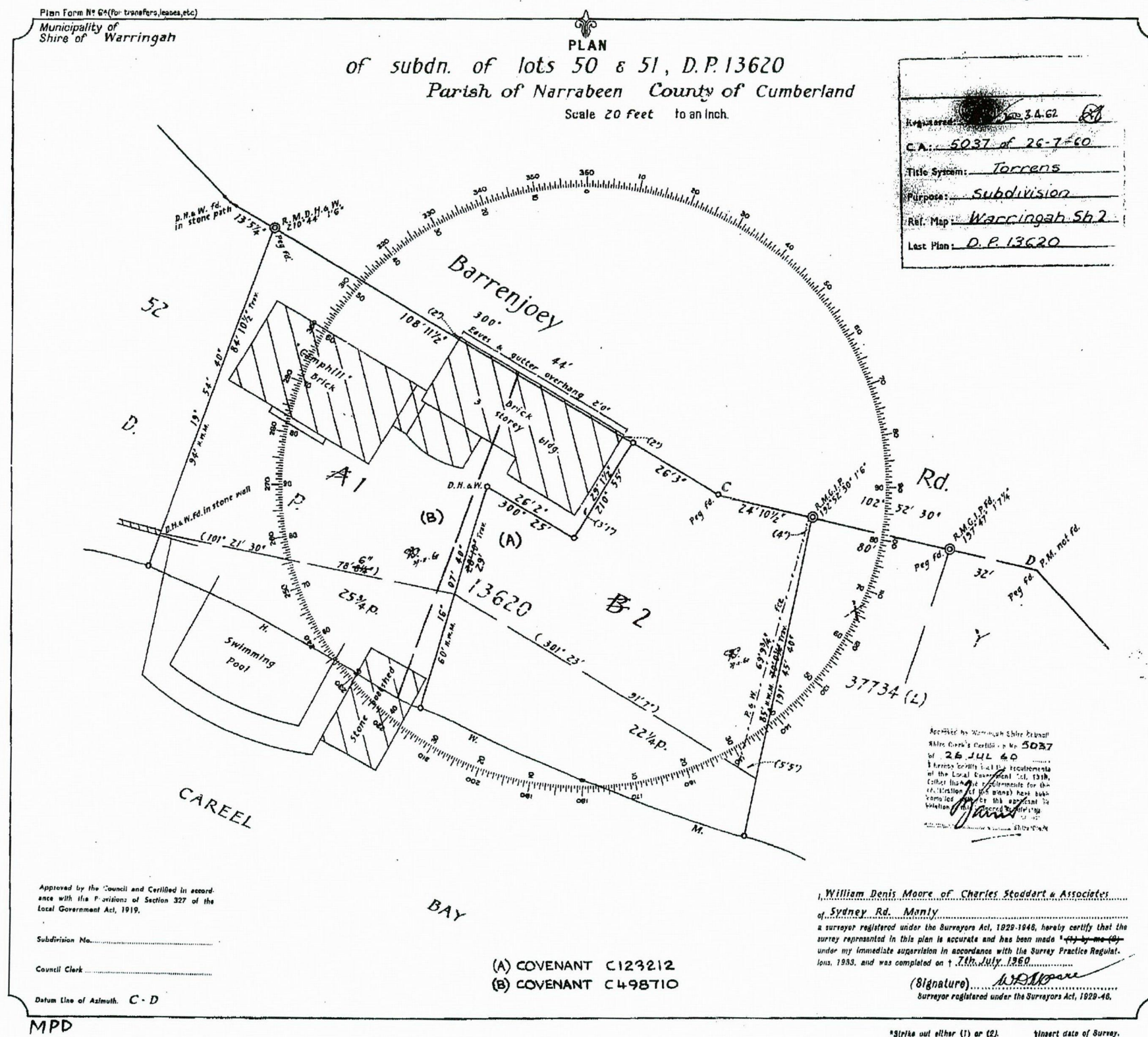
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10202

PRINTED ON 14/7/2017

This margin to be left free from notation



DP205296

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 205296

FEET	INCHES	METRES
-	2	0.051
-	4	0.102
1	6	0.457
1	7 1/4	0.489
2	-	0.610
3	1	0.940
5	5	1.651
8	6	2.591
13	5 1/4	4.096
24	10 1/2	7.582
26	2	7.976
26	3	8.001
29	-	8.839
29	1 1/2	8.877
32	-	9.754
60	-	18.288
69	9 3/4	21.279
78	6	23.927
80	-	24.384
84	10 1/2	25.870
85	-	25.908
88	-	26.822
91	7	27.915
94	-	28.651
108	11 1/2	33.211
229	-	69.799
1108	11 1/2	338.011

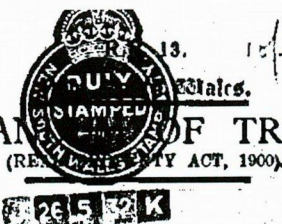
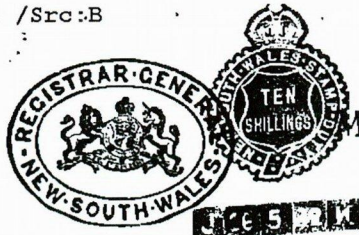
AC	RD	P	SQ M
-	22	1/4	562.8
-	25	3/4	651.3

This is the plan marked " " referred to in _____
Dated _____

AMENDMENTS OR ADDITIONS NOTED ON PLAN
IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 30th day of March, 1977

MAY 30 12 35 1932



MEMORANDUM OF TRANSFER

(REGISTRATION ACT, 1900).

Fees—

Lodgment ...

Endorsement ...

Certificate ...

C123212

(Trusts must not be disclosed in the transfer.)

I, PALM BEACH LANDS LIMITED.

(herein called transferor)

being registered as the proprietor of an estate in *fee simple* in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of the sum of One hundred and twenty pounds.

✓ (£ 120) (the receipt whereof is hereby acknowledged) paid to it by

ALFRED THOMAS STRONG of Manly near Sydney, Storekeeper.

(herein called transferee)

do hereby transfer to the said transferee

ALL such its Estate and Interest in ALL THE land mentioned in the schedule following:—

(c) County.	Parish.	State if Whole or Part.	Vol.	Fol.
<u>Cumberland</u>	<u>Narrabeen</u>	<u>Part</u> and being <u>Lot 50</u> <u>D.P. 13620</u>	<u>3758</u>	<u>71</u>

The Transferee hereby for himself and the registered proprietor for the time being of the land hereby transferred covenants with the Transferor its successors and assigns that no privy shall be erected or maintained on the said land in a conspicuous place or position and if visible from the road or other lots it shall be screened and that no building or erection shall be built or erected on the said land or any part thereof until the design and location of such building or erection have been approved in writing by the Transferor and that the said land or any part thereof shall not be used as a Quarry And for the purpose of Section 88 of the Conveyancing Act 1919-1930 it is hereby agreed and declared as follows:—

- the land to which the benefit of the above restrictions is appurtenant is the residue of the land in Certificate of Title Volume 3758 Folio 71.
- the land which is subject to the burden of such restrictions is the land hereby transferred.
- the person having the right to release vary or modify the above restriction is the Transferor.
- the person whose consent to a release variation or modification of the above restrictions is stipulated for is the Transferor.

ENCUMBRANCES, &c., REFERRED TO.

very short note will suffice.

Signed at Sydney

THE COMMON SEAL OF PALM BEACH LANDS LIMITED was hereunto affixed by RONALD ROBERT MCKAY the Managing Director of the said Company in the presence of Edward J. ...

the twenty eighth day of April 1932.

R. R. McKay
Managing Director
Transferor.

Signed

Secretary.

Signed in my presence by the transferee

ALFRED THOMAS STRONG.

WHO IS PERSONALLY KNOWN TO ME

Alfred Thomas Strong
Solicitor
Sydney

a. Strong

Transferee.

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

* If signed by virtue of any power of attorney, the original power must be registered, and produced, with each dealing, and the memorandum of non-revocation on page 5 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

C123212

No.

LODGED BY

ROBERT W. NICHOLL

SOLICITOR

THE METROPOLITAN BLDG.

53 HUNTER ST. SYDNEY

CONSENT OF MORTGAGEE.

BANK OF NEW ZEALAND

mortgagee under Mortgage No. B469179

releases and discharges the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to the rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at Sydney this

day of

May

1932.

Mortgagee.

Signed in my presence by Henry Yule Braddon and Attorneys Bank of New Zealand by its
Robert W. Nicholl, Solicitor, as Attorneys for the Bank of New Zealand
Who is personally known to me

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. 1375 Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at Sydney

the

3rd

day of May 1932.

Signed at the place and on the date above

mentioned, in the presence of

FORM OF DECLARATION BY ATTESTING WITNESS.

Appeared before me at the day of one thousand nine hundred and twenty the attesting witness to this instrument, and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

i This form is not appropriate in cases of delegation under the Trustees Delegation of Powers Act, 1915, or the Execution of Trusts (War Facilities) Act, 1917.

j Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

k May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

Acres roads 26 3/4 perches.

Lot 50 DP 13620 Barringay Rd

Shire

Municipality

Parish

Warrigah

Narabur County

(Subject to Covenants)
Alfred Thomas Strong transferee.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature.	No.	Reg'd Prop., M'g'or, etc.

Particulars entered in Register Book, Vol. 3758 Fol. 71

the 8th day of June 1932
at minutes 18 o'clock in the forenoon.

PROGRESS RECORD.

	Initials	Date
Sent to Survey Branch	AM	11/5/32
Received from Records	EG	1.6.32
Draft written	AM	1.6.32
Draft examined	AM	1.6.32
Diagram prepared	AM	1.6.32
Diagram examined	AM	1.6.32
Draft forwarded	AM	1.6.32
Supt. of Engrossers	AM	1.6.32
Cancellation Clerk	AM	1.6.32
VOL. 4533	FOL. 144	
Diagram Fees		
Additional Folios		

The parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/3 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferrer may take out a new Certificate for the residue.



DEC 18 3 04/93

FEES:—

Lodgment ...

Endorsement ...

Certificate ...

3151236A

3151236A

3151236A

C498710

I, PALM BEACH LANDS LIMITED

(herein called transferor)

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of three hundred pounds

£300:0:0 (the receipt whereof is hereby acknowledged) paid to it by

WILLIAM WOOD of Sydney Medical Practitioner

(herein called transferee)

do hereby transfer to the said transferee

ALL such Estate and Interest in ALL THE land mentioned in the schedule following:—

(c)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Cumberland	Narrabeen	Part being lots 51 and 52, Deposited Plan 13620	3758	71.

And the transferee covenants with the transferor

The Transferee hereby for himself and the registered proprietor for the time being of the land hereby transferred covenants with the Transferor its successors and assigns that no privy shall be erected or maintained on the said land in a conspicuous place or position and if visible from the road or other lots it shall be screened and that no building or erection shall be built or erected on the said land or any part thereof until the design and location of such building or erection have been approved in writing by the Transferor and the said land or any part thereof shall not be used as a quarry.

And for the purpose of Section 88 of the Conveyancing Act 1919-1932 it is hereby agreed and declared as follows:

(a) the land to which the benefit of the above restrictions is appurtenant is the residue of the land in Certificate of Title Volume 3758 folio 71.

(b) the land which is subject to the burden of such restrictions is the land hereby transferred.

ENCUMBRANCES, &c., REFERRED TO.

(c) the person having the right to release vary or modify the above restrictions is the Transferor.

(d) The person whose consent to a release variation or modification of the above restrictions is stipulated for is the Transferor.

ENCUMBRANCES, &c., REFERRED TO.

Signed at Sydney, the 18th day of November 1936
 THE COMMON SEAL OF PALM BEACH LANDS LIMITED was hereunto affixed by RONALD ROBERT MCKAY the Managing Director of the said Company in the presence of.

Signed

Secretary

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

William Wood

Transferee.

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferor or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

No. C498710

LODGED BY

Thompson, Bradfield & Fincham.

9 Martin Rd Sydney

CONSENT OF MORTGAGEE.

BANK OF NEW ZEALAND

mortgagee under Mortgage No. B469179
 releases and discharges the land comprised in the within transfer from such mortgage and all claims
 thereunder but without prejudice to the rights and remedies as regards the balance of the land comprised
 in such mortgage.

BANK OF NEW ZEALAND

By its Attorneys.

Dated at Sydney

this

17th

day of NOVEMBER

1936.

Signed in my presence by HENRY YULE BRADDON
 Bank of New Zealand Attorneys for
 and personally known to me.

Mortgagee.

Local Director.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that they have no notice of the revocation of the Power
 of Attorney registered No. 11375 Miscellaneous Register under the authority of which they have
 just executed the within transfer above Consent.

Signed at Sydney

the

17th

day of NOVEMBER 1936.

Signed at the place and on the date above-

mentioned, in the presence of

FORM OF DECLARATION BY ATTESTING WITNESS.

Appeared before me at _____, the _____ day of _____, one thousand
 nine hundred and thirty _____ the attesting witness to this instrument,
 and declared that he personally knew _____ the person
 signing the same, and whose signature thereto he has attested; and that the name purporting to be such
 signature of the said _____ is _____ own handwriting, and
 that he was of sound mind and freely and voluntarily signed the same.

This form is not
 appropriate in cases of
 delegation by trustees.

Strike out unnecessary
 words. Add any other
 matter necessary to
 show that the power is
 effective.

May be made before
 either Registrar-
 General, Deputy
 Registrar-General, a
 Notary Public, J.P., or
 Commissioner for
 Affidavits.
 Not required if the
 instrument itself be
 made or acknowledged
 before one of these
 parties.

MEMORANDUM OF TRANSFER OF

Acres. 1 road 9 1/4 perches.
 Lots 51 & 52 D.P. 12620 (Cherry Rd)
 (sub. to lot 1) -

Shire Warrington
 Municipality
 Parish Narrabeen County

William Wood Transferee.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr.	M't'gor, etc.

Particulars entered in Register Book, Vol. 4768 Fol. 11

M.P.D.
 the _____ day of January 1936.
 at _____ minutes 2 o'clock in the afternoon.

Reg. W. Wood

Registrar



PROGRESS RECORD.

	Index	Date
Sent to Survey Branch...	12	22/1/36
Received from Records...	12	22/1/36
Draft written ...	12	22/1/36
Draft examined...	12	22/1/36
Diagram prepared	12	22/1/36
Diagram examined	12	22/1/36
Draft forwarded	12	22/1/36
Supt. of Engravers	12	22/1/36
Cancellation Clerk	12	22/1/36
Vol. 4814	Fol. 67	
Diagram Fees ...		
Additional Folios ...		

the parties be resident without the State, but in any other part of the British Dominions,
 the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles
 of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales,
 or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any
 municipal or local government corporation of such part, or the Governor, Government Resident,
 or Chief Secretary of such part or such other person as the Chief Justice of New South Wales
 may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation
 or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British
 Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation,
 Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should
 affix his seal of office, or the attesting witness may make a declaration of the due execution
 thereof before one of such persons (who should sign and affix his seal to such declaration), or such
 other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for
 each additional certificate included in the Transfer, and 1/6 for every new Certificate of Title issued,
 unless the consideration is over £1,000, in which case the Certificate fee will be 2/6. Additional
 fees, however, may be necessary in cases involving more than a simple diagram or more than
 six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate
 may remain in the Office, or the Transferor may take out a new Certificate for the residue.

24 1081

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

C-99488 204

No. C498710

LODGED BY

Thompson, Bradfield & Finchem

9 Martin Pl Sydney

CONSENT OF MORTGAGEE.

BANK OF NEW ZEALAND

mortgagee under Mortgage No. B469179

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to the rights and remedies as regards the balance of the land comprised in such mortgage.

BANK OF NEW ZEALAND

By its Attorneys.

Mortgagee.

Dated at Sydney

this

1936.

17th NOVEMBER

Signed in my presence by as Attorneys for

of New Zealand

who are personally known to me.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that they have no notice of the revocation of the Power of Attorney registered No. 11375 Miscellaneous Register under the authority of which they have just executed the within transfer above Consent.

Signed at Sydney

the

17th

day of November

1936.

Signed at the place and on the date above-

mentioned, in the presence of

FORM OF DECLARATION BY ATTESTING WITNESS.

Appeared before me at the day of one thousand nine hundred and thirty and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

1 This form is not appropriate in cases of delegation by trustees.

2 Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

3 May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER OF

Acres 1 good 9/4 perches

Lots 514 52 D.P. 13620 (Barrington Rd.)

Shire

Warrington

Municipality

Parish Narrabeen County

William Wood

Transferee.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature.

No.

Reg'd Propr., M'tgor, etc.

Particulars entered in Register Book, Vol. 3768 Fol. 71

the

M.P.D.

day of

January

1936.

at

minutes

2 o'clock in the afternoon.

Registrar

PROGRESS RECORD.

	Initials	Date
Sent to Survey Branch	B	22/11
Received from Records	B	22/11
Draft written ...	B	24/11/36
Draft examined...	B	24/11
Diagram prepared	B	25/11/36
Diagram examined	B	27/11
Draft forwarded	B	30/11
Supt. of Engrossers	B	7-1-37
Cancellation Clerk	B	
VOL. 4814	FOL. 67	
Diagram Fees ...		
Additional Folios		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

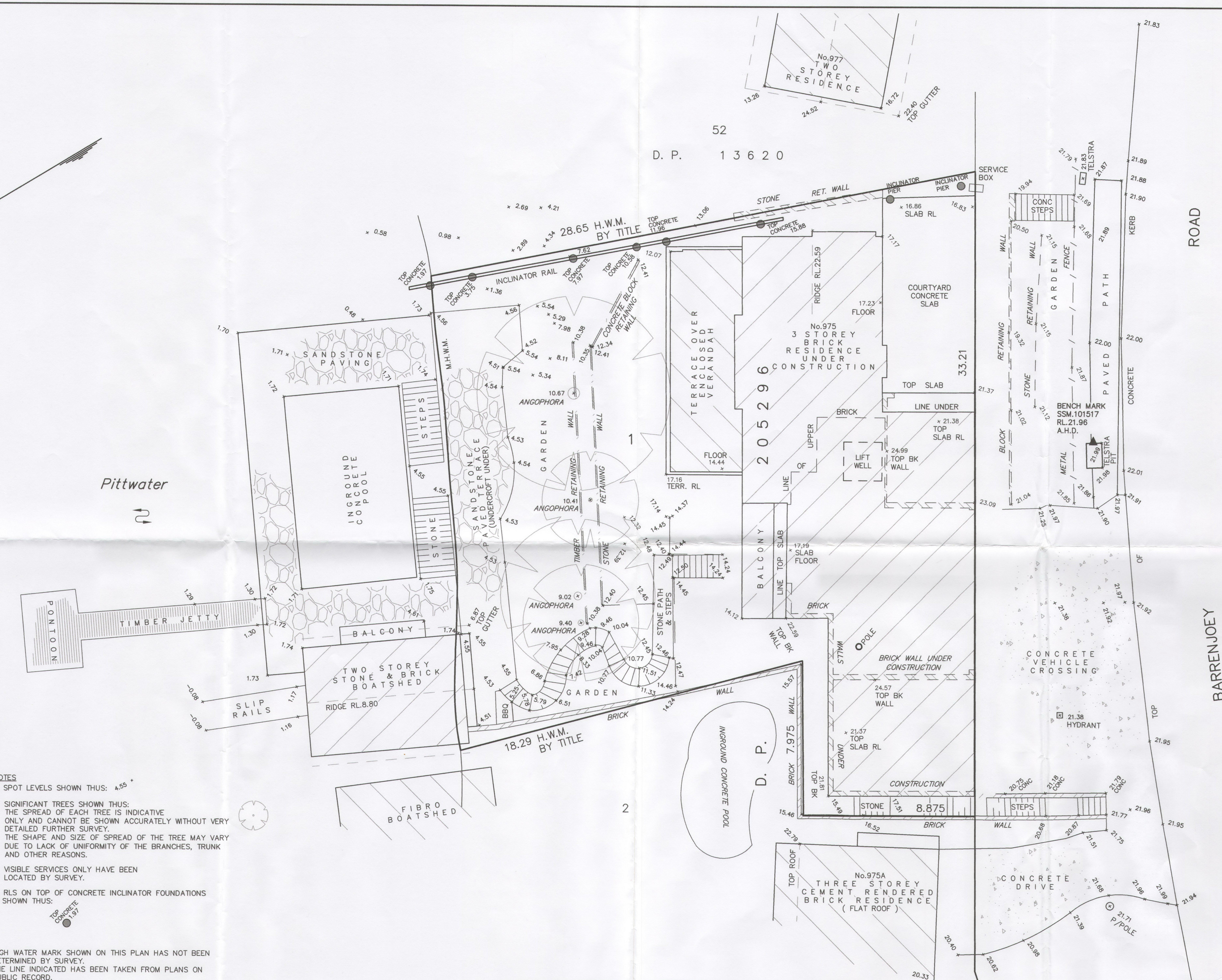
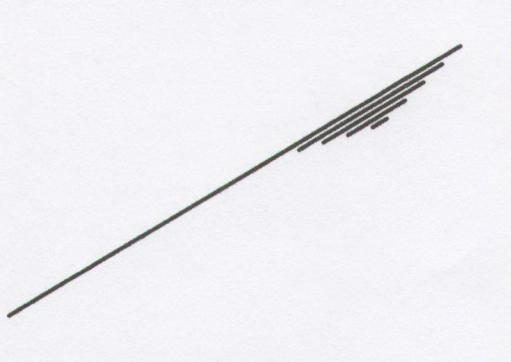
If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferor may take out a new Certificate for the residue.



- NOTES**
1. SPOT LEVELS SHOWN THUS: 4.55 +
 2. SIGNIFICANT TREES SHOWN THUS:
THE SPREAD OF EACH TREE IS INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT VERY DETAILED FURTHER SURVEY.
THE SHAPE AND SIZE OF SPREAD OF THE TREE MAY VARY DUE TO LACK OF UNIFORMITY OF THE BRANCHES, TRUNK AND OTHER REASONS.
 3. VISIBLE SERVICES ONLY HAVE BEEN LOCATED BY SURVEY.
 4. RLS ON TOP OF CONCRETE INCLINATOR FOUNDATIONS SHOWN THUS:

HIGH WATER MARK SHOWN ON THIS PLAN HAS NOT BEEN DETERMINED BY SURVEY.
THE LINE INDICATED HAS BEEN TAKEN FROM PLANS ON PUBLIC RECORD.

www.dialbeforeyoudig.com.au

DIAL 1100
BEFORE YOU DIG

TM
DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

TM: trade mark of Association of Australian Dial Before You Dig Services Ltd; used under licence.

DATE	REVISIONS	BY

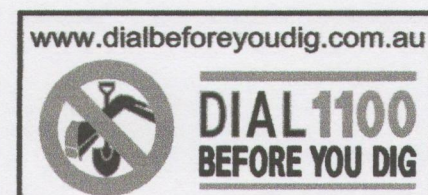
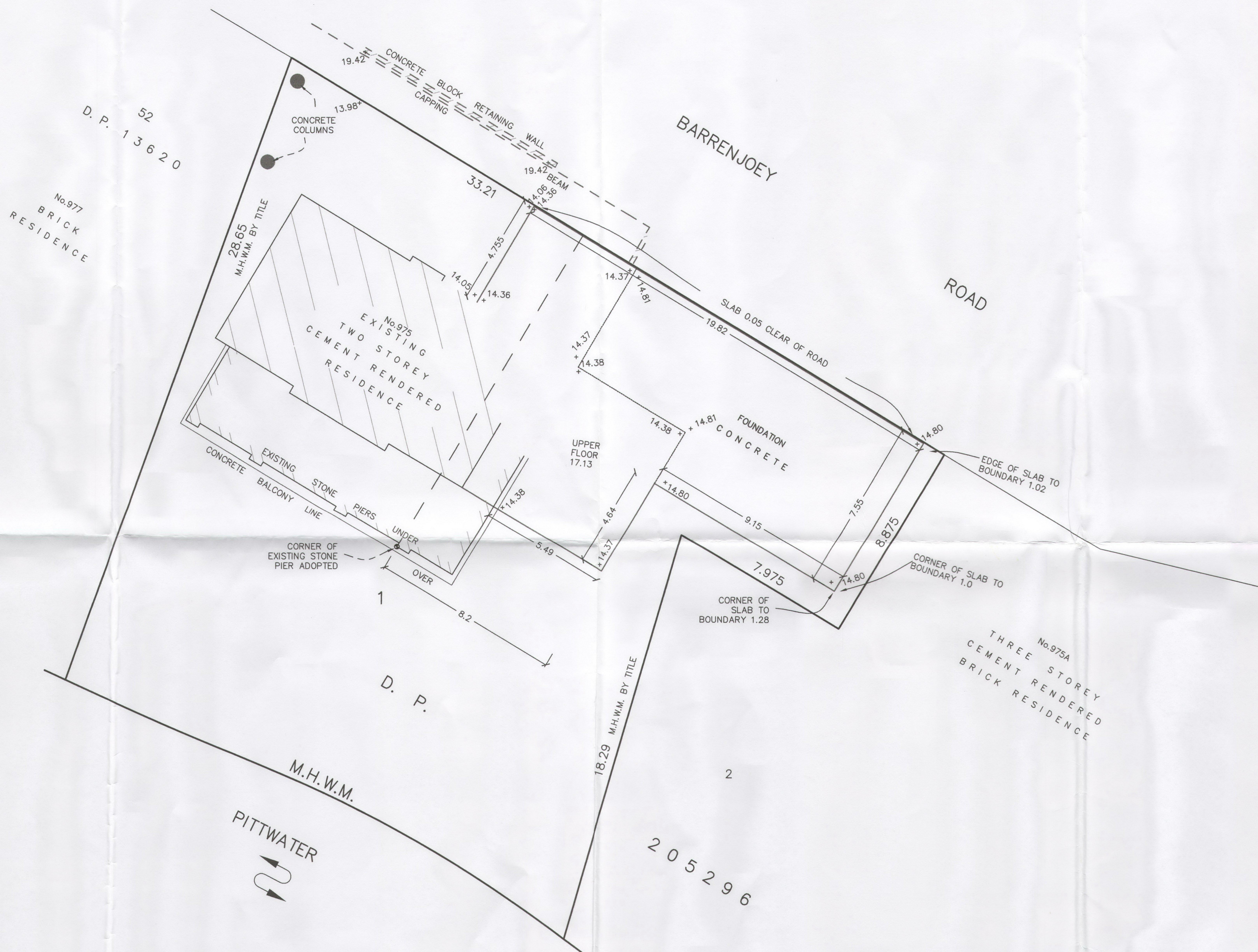
YSCO GEOMATICS
LAND RESOURCE CONSULTANTS

SUITE 4, 114 HAMPDEN ROAD, ARTARMON, 2064
PH: (02) 94198222 FAX: (02) 94194762
Email: enquiries@yscogeomatics.com.au
Website: www.yscogeomatics.com.au
YOUNG STODOLSKY & COMPANY PTY LTD ACN. 002 819 865

GEOMATIC ENGINEERING
LAND & ENGINEERING SURVEYING
PROJECT MANAGEMENT
SOIL AND WATER MANAGEMENT
ENVIRONMENTAL PLANNING & DESIGN

Liability limited by a scheme
approved under Professional
Standards Legislation

PLAN SHOWING LAND AT No.975 BARRENJOEY ROAD, PALM BEACH BEING LOT 1 IN D.P.205296 IN PITTWATER L.G.A.			
DRAWN: 26TH JULY 2016	CHECKED:	SCALE: 1:100 © A1	DATUM: A.H.D.
REFERENCE: 10202/12			



TM DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

TM: trade mark of Association of Australian Dial Before You Dig Services Ltd; used under licence.

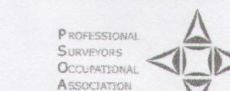
10/7/15	SLAB LEVELS ADDED	JE
28/4/15	RET. WALL & COLUMNS ADDED	JE
DATE	REVISIONS	BY



YSCO GEOMATICS
LAND RESOURCE CONSULTANTS

SUITE 4, 114 HAMPDEN ROAD, ARTARMON, 2064
PH: (02) 94198222 FAX: (02) 94194762
Email: enquiries@yscogeomatics.com.au
Website: www.yscogeomatics.com.au
YOUNG & COMPANY PTY LTD A.C.N. 002 819 865

GEOMATIC ENGINEERING
LAND & ENGINEERING SURVEYING
PROJECT MANAGEMENT
SOIL AND WATER MANAGEMENT
ENVIRONMENTAL PLANNING & DESIGN



Liability limited by a scheme
approved under Professional
Standards Legislation

PLAN SHOWING GROUND FLOOR SLAB AT No.975
BARRENJOEY ROAD, PALM BEACH, BEING
LOT 1 IN D.P.205296 IN PITTWATER L.G.A.

DRAWN: 27 APRIL 2015	CHECKED: J.E.	SCALE: 1:100 © A1	DATUM: A.H.D.	REFERENCE: 10202/9B
----------------------------	------------------	-------------------------	------------------	------------------------

