

Wayne Treble & Associates

Accredited Building Certifiers & Town Planning Consultants

21st October 2009

Pittwater Council
P O Box 882
Mona Vale NSW 2103

Dear Sir/Madam,

Re *Development Application - N0709/07*
Our Interim Occupation Certificate No 168IOC/2008
Premises No 2 Yarrabee Place, Bilgola Plateau

Please find attached a copy of the following -

- Interim Occupation Certificate
- Application for Occupation Certificate
- Other documentation relied upon

In accordance with the regulations we have enclosed a cheque for the sum of \$30 00 for the submission of the Part 4A certificate

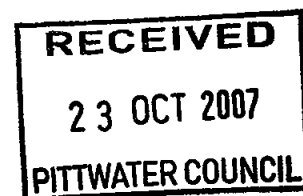
Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you

**NB: Please forward receipt for the above \$30.00 fee to Jennway P/L.
PO Box 536 Mona Vale NSW 1660**

Yours faithfully,

Per *JT*
W Treble

Wayne Treble - Director



mob 0488 990 045 ph 02 9279 3657 fax 02 9279 3686
PO Box 536 Mona Vale NSW 1660
email wt@dixgardner.com.au
abn 69 776 998 078

FOCC -\$30

R-269021

23.10.09

OCCUPATION CERTIFICATE
DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Section 109C (1) (c) and 109H

OCCUPATION CERTIFICATE NO

168IOC/2008

DETERMINATION

Type of Certificate
Approved/Refused
Date of Decision

Interim
Approved
21st October 2009

SUBJECT LAND

Address
Lot No, DP
Council

2 Yarrabee Place, Bilgola Plateau
Lot 19 DP 222134
Pittwater

DESCRIPTION OF DEVELOPMENT

Description
BCA classification

Alterations & Additions (excluding Swimming Pool)
1a

APPLICANT

Name
Address
Contact Number (tel)

Paul Wilcock
2 Yarrabee Place, Bilgola Plateau
tel 0438 503 090

OWNER

Name
Address
Contact Number (tel)

Paul Wilcock
2 Yarrabee Place, Bilgola Plateau
tel 0438 503 090

DEVELOPMENT CONSENT

Council
Development Consent No's
Date of Determination

Pittwater
N0709/07
13th June 2008

CONSTRUCTION CERTIFICATE

Construction Certificate No's
Date of Determination

168/2008
26th June 2008

RECORD OF CRITICAL STAGE & OTHER INSPECTIONS CARRIED OUT DURING CONSTRUCTION**DATE**

Commencement	Missed	N/A
Footings	Missed	N/A
Slab	Missed	N/A
Frame	Missed	N/A
Waterproofing of Wet Areas	Missed	N/A
Stormwater Drainage Connections	Satisfactory	29/09/2009
Final	Works Outstanding	29/09/2009
Final	Satisfactory	8/10/2009

INTERIM OCCUPATION CERTIFICATE

I Wayne Treble certify that

- The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued
- A current development consent or complying development certificate is in force for the building
- If any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building
- The building is suitable for occupation or use in accordance with its classification under the *Building Code of Australia*
- Where required, a fire safety certificate has been issued for the building
- Where required, a report from the Fire Commissioner has been considered

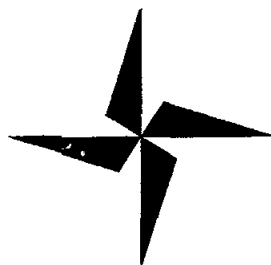
APPLICATION FORM AND DOCUMENTATION LODGED WITH THE APPLICATION AND RELIED UPON - ATTACHED**SIGNATURE****DATE OF ENDORSEMENT**21st October 2009**CERTIFICATE NO**

168IOC/2008

CERTIFYING AUTHORITY

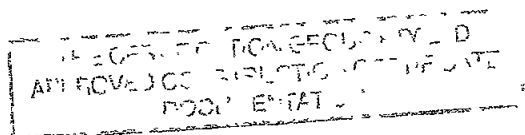
Name of Certifying Authority
Name of Accredited Certifier
Registration No
Contact No
Address

Wayne Treble & Associates
Wayne Treble
BPB 0413 - Building Professionals Board
mob 0488 990 045 ph 02 9279 3657 fax 02 9279 3686
PO BOX 536 MONA VALE NSW 1660



the certification group

enhancing building performance



FILE COPY

APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2)(4) 84A, 85A, & 109C (1)(b)

Environmental Planning and Assessment Regulation 2000 clauses 126(1) 139(1) or 157(1)

To complete this form please place a cross in the boxes and fill out the white sections as appropriate

Application Sought

☐ Complying Development Certificate

☒ Occupation Certificate

☒ Construction Certificate

☒ Principal Certifying Authority

Office Use Only

CC 168/2008

Job TCC 190.08

Subject Land

Address

2 YARRABEE PLACE BILGA PLATEAU

Lot No DP SP vol/ fol Etc

LOT N° 19 - DP - 222134

Details of the applicant

Name / Company

PAUL WILCOCK

Contact Person

PAUL WILCOCK

Postal Address

2 YARRABEE PLACE BILGA PLATEAU

Postcode

2107

State

NSW

E-mail

WILCOCK01@OPTUSNET.COM.AU

Daytime telephone

0438 503090

Fax

8919 0088

Mobile

0438 503090

Applicant Signature

Paul Wilcock

Date

23-6-08

Consent of Owner(s)

I, the owner/s of the above property authorise for either Mark Wysman or Wayne Treble to provide Construction Certification and to act as the Principal Certifying Authority for the subject building works including site inspections and to lodge the

Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council

Name(s) / Company

PAUL WILCOCK

Address

2 YARRABEE PLACE BILGA PLATEAU

Postcode

2107

State

NSW

Phone No

0438 503090

Mobile

0438 503090

Fax

8919 0088

Signature of Registered owner(s) Company stamp or seal to be affixed if applicable

Paul Wilcock

Date

23-6-08

Description of the work proposed

Type of work proposed

☐ New Building ☒ Additions / Alterations

Class of Building under Building Code of Australia

1a + 10d

Description of the work ADDITION ALTERATION OR EXISTING BUILDING

Construction Cost of Works \$ 235 000

Details of Builder

Contact Person PAUL WILCOCK

Name /Company OWNER / BUILDER

Fax 8519 0088

Mobile 0438 503090

Daytime telephone 0438 503090

Email WILCOCK01@OPUSNET.COM.AU

Builders address 2 YARRABEE PLACE BILBA RATCHU

Postcode 2107

Details of the relevant Development Consent granted

Consent No N0709 / 07

Date the consent was granted 13/6/08

Applicant Checklist

☒ Complete Application Form – Pages 1 & 2

☒ Attach supporting documentation as nominated on Page 3

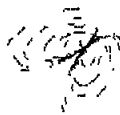
☒ Complete statistical Return on Page 4

Private Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building. If you do not provide the information to the consent authority you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the certification group if the information you have provided in this notice is incorrect or changes.

Date of receipt (To be completed by Certifying Authority)

Date 23 JUNE 2008



Peninsula Consulting
Coastal Structural Engineers

Peninsula Consulting Engineers

39 McKillop Rd
Ternan Hill NSW 2100

PO Box 541
Sydney NSW 2100

M 0424 257 618
F (02) 9862 4722
E bruce@peninsulaconsulting.com.au
ALN 01 106 058

8 August 2009

#07-1117

Provident Capital Limited
Level 11, Goldfields House
1 Alfred Street,
SYDNEY NSW 2000

STRUCTURAL CERTIFICATE FOR WORKS **At: 2 Yarrabee Street, Bilgola Plateau**

Bruce Lewis of Peninsula Consulting Engineers inspected the additions and alterations to the above building during construction for Paul Wilcock

We hereby certify that the majority of the works detailed in the architectural drawings have been constructed. The works inspected were generally in accordance with the structural plans by Peninsula Consulting Engineers (Job No 07-1117), the site instructions issued during construction and the relevant Australian Standards

Inspections were carried out on site at the following times

16/07/08 Ground floor framing south side
13/08/08 First Floor framing
8/10/08 Roof framing
16/02/09 Driveway reinforcement slab inspection
26/02/09 Balance of driveway slab reinforcement inspection
27/03/09 Garage roof slab reinforcement inspection

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required

Yours Faithfully,

Bruce Lewis
Principal BE(Civil) Cpeng NPER
Peninsula Consulting Engineers

C:\Peninsula Data\ENG\2007\07 1117\L003 struct cert.docx

18th September 2009



Trend Windows & Doors Pty Limited
ABN 96 000 433 492

44 52 Mandoon Road
Girraween NSW 2145 Australia

Telephone (02) 9840 2000
Facsimile (02) 9840 2059

PO Box 327
Wentworthville NSW 2145

PAUL WILCOCK
2 YARRABEE PL
BILGOLA PLATEAU NSW 2107

Dear Sir,

RE: Job no 1146088AA Yarrabee Pl 2, Bilgola Plateau

This is to confirm that the Windows and Doors made by Trend Windows and Doors Pty Ltd to the above job is manufactured with AS2047 –1999 and glazed with AS 1288-2006 as per details supplied to Trend Windows at the time of order

Assuring you of our cooperation at all times

Yours faithfully,

A handwritten signature in black ink, appearing to be "M Smith". The signature is written in a cursive style with a large, prominent "M" and a long, sweeping underline.

M Smith
Sales Manager

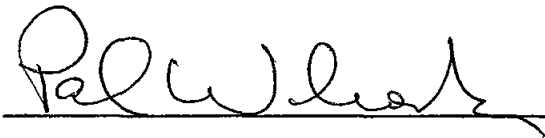
WATERPROOFING CERTIFICATE

I, Paul Wilcock of 2 Yarrabee Place, Bilgola Plateau, NSW 2107, Owner Builder License No 356252P certify the wet floor areas,

- 1 Bathroom / Laundry, ground floor
- 2 Bathroom, first floor
- 3 Ensuite, main bedroom

have been waterproofed in accordance with AS 3740-2004 requirements at

2 Yarrabee Place, Bilgola Plateau, NSW 2107



Date of Treatment –1 15-10-08

2 25-5-09

3 12-6-09

Waterproof Product Used – Emerclad Grey

Waterstop Installed – Cornerstrips in all corners glued and sealed floor to ceiling

Number of Coats Applied - 3

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Serial No D 407603

PROPERTY & OWNER DETAILS

House No <u>2</u>	Unit No	Street <u>YARRABEE PLANE</u>	Suburb <u>BILEGOLA</u>
Municipality <u>PITTWATER</u>	Postcode <u>2107</u>	Nearest Cross Street <u>LOWER PLATEAU RD</u>	
Owner's Name <u>PAUL WILCOCK</u>		Full Address <u>AS ABOVE</u>	

LICENSEE'S DETAILS

Full Name <u>MIAL CLARKE</u>	Address for Notices <u>P O BOX 527 GLADESVILLE</u>	Phone No <u>0433284334</u>
Licence No <u>26415C</u>	Expiry Date <u>7 2 10</u>	Contractor's Authority No Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling No	Size of Pipe work Main & Act	Valve Size	Size of Tee in the out into Main	Size of Valve
		OR		
Reference In	Size of Meter	Valve No	Drilling Date Time	Officer issued to

see Gas test Water ✓

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

		✓		2	3
		✓		2	3
				2	3
				1	1
				1	1

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount	Receipt No	Building Fee	Receipt No

06 02 09

28 09 09

Mial Clarke

26 02 08

Mial Clarke 28 09 09

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 – Post Construction Geotechnical Certificate

Development Application for	<u>Paul Wilcock</u>
	Name of Applicant
Address of site	<u>2 Yarrabee Place, Bilgola Plateau</u>

Declaration made by geotechnical engineer on completion of the Development

I, Mark Bartel on behalf of Asset Geotechnical Engineering
(Insert Name) (Trading or Company Name)

on this the 18th October 2009

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. 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 15 Nov 2007 referred to below.

Geotechnical Report Details

Report Title	<u>Preliminary Geotechnical Assessment, Proposed Alterations</u>
Report Date	<u>2 Additions, 2 Yarrabee Pl, Bilgola Plateau, Rep 1166-A</u>
Author	<u>dated 15 Nov 2007, Author: MARK BARTEL</u>

- ✓ 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.
- ✓ 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. _____ dated _____
(D.A. No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent 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.

As per Section 4.10 of Geotechnical Report described above.

Signature

Mark Bartel

Name

MARK BARTEL

Chartered Professional Status

CPEng

Membership No

36541

Company

Asset Geotechnical Engineering Pty Ltd.

MAYTEK

ELECTRICAL CONTRACTING

Licence No 44543C A C A Licence No 00310426269

A B N 60220793096

**Power, Lighting, Telephone, Data,
Fire Detection**

P O BOX 1002
BROOKVALE NSW 2100
Ph 0418968472 (24Hrs)
Fax 9453 9413

21st September 2009

Paul Wilcock
2 Yarrabee Place
BILGOLA NSW 2107

CERTIFICATE OF COMPLIANCE

Job Address 2 Yarrabee Place, BILGOLA NSW 2107

This is to certify that the electrical work that has been carried out at the above address is in accordance with relevant Australian Standards and Supply Authority rules and regulations



Shaun Wright

MAYTEK

ELECTRICAL CONTRACTING

Licence No 44543C A C A Licence No 00310426269

A B N 60220793096

**Power, Lighting, Telephone, Data,
Fire Detection**

P O BOX 1002
BROOKVALE NSW 2100
Ph 0418968472 (24Hrs)
Fax 9453 9413

30th September 2009

Paul Wilcock
2 Yarrabee Place
BILGOLA NSW 2107

CERTIFICATE OF COMPLIANCE

Job Address 2 Yarrabee Place, BILGOLA NSW 2107

This is to certify that 240 volt hard-wired, battery backup smoke detectors
have been installed in the above premises as per Australian Standards
AS-3786 and the Building Code of Australia



Shaun Wright

Richards & Loftus

surveying services

Suite 2, 375 Pacific Hwy Asquith
P O Box 3114, Asquith N S W 2077
Phone 02 9482 8756 Fax 02 9482 8133
Email matt@rlsurveying.com.au

9th October 2009

Paul Wilcock

2 Yarrabee Place

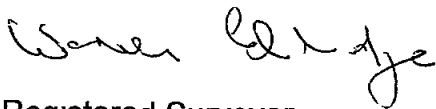
BILGOLA PLATEAU NSW 2107

RE RIDGE AND GUTTER HEIGHT OVER LOT 19 D P 2221 34

Dear Paul,

As requested we confirm herein that the levels shown on the approved D A Plans which were prepared by Lifestyle Home Designs in respect to ridge levels and gutter levels, being R L 99 44 & R L 97 54 are correct and to Australian Height Datum We also confirm that they agree with the levels stated in our previous correspondence to Pittwater Council dated 30th April 2008

Yours Sincerely



Registered Surveyor

Warren Eldridge

9th October 2009



Trend Windows & Doors Pty Limited
ABN 96 000 433 492

44 52 Mandoon Road
Girraween NSW 2145 Australia

Telephone (02) 9840 2000
Facsimile (02) 9840 2059

PO Box 327
Wentworthville NSW 2145

PAUL WILCOCK
2 YARRABEE PL
BILGOLA PLATEAU NSW 2107

Dear Sir,

RE Job no 1146088AA Yarrabee Pl 2, Bilgola Plateau

This is to confirm that the Windows and Doors made by Trend Windows and Doors Pty Ltd to the above job is manufactured with AS2047 -1999 and glazed with AS 1288-2006 as per details supplied to Trend Windows at the time of order

In addition, The windows and doors have a reflectivity of less than 25%

Assuring you of our cooperation at all times

Yours faithfully,

A handwritten signature in black ink, appearing to be "M Smith".

M Smith
Sales Manager

PACIFIC METAL WORK PTY LTD

**SPECIALIST IN HANDRAIL FENCING & BALUSTRADING FOR BALCONIES, STAIRS, GATES
AND POOLS USING STAINLESS STEEL, BRASS, ALUMINIUM, STEEL, BRONZE, GLASS INSERTS
& FRAMELESS GLASS**

ACN 121 213 723 ABN 82 121 213 723

PO BOX 132 LAKEM BA, NSW, 2195

52 CLAREMONT AVENUE, GREENACRE – 2190

PHONE 02 9793 1994, FAX 02 9708 0728

Date 8 October 2009

BALUSTRADE CERTIFICATION

All Balustrade manufactured, supplied and installed by Pacific Metal Work Pty Ltd conforms to Australian Standards AS 1170 & AS 1170 1 of the Building Code of Australia

All glass infill's supplied and installed by Pacific Metal Work Pty Ltd comply with AS 1288 2006 of the Building Code of Australia

WARRANTY

All Balustrades supplied by Pacific Metal Work Pty Ltd carries a 3-year warranty in regards to workmanship and 1 year on powder coat

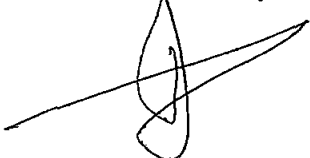
ENGINEERING

Barriers including parapets, balustrades and railings, together with members and connections that provide structural support, are designed to sustain the imposed actions as detailed in Australian Span Tables. The top edge handrail is also designed for the case where a concentrated load of 0.6kN, positioned for the worst effect, acts inwards, outwards and downward

The uniformly distributed line load and the uniformly distributed and concentrated loads applicable to the infill are not additive. They shall be considered as 3 separate load cases

Compliance testing for both our standard balustrade systems has been carried out and conclude that standard balustrade with glass infill's conform to and exceed the governing requirement for load testing as barriers as per AS 1170 1 2002

Yours Sincerely



Johnny AKS

BE (Civil) Ceng NPER

PAUL WILCOCK

2 Yarrabee Place

Bilgola Plateau, NSW 2107

Owner Builder Permit No – 356252P

Construction Certificate – 168/2008

2 YARRABEE PLACE, BILGOLA PLATEAU, NSW 2107

I, Paul Wilcock confirm that the renovation works carried out on the above property comply in all aspects with the Basix Certificate No A29815 deposited with Pittwater Council 5th March 2008

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Paul Wilcock', with a stylized, cursive script.

Paul Wilcock

11/10/2009

PAUL WILCOCK

2 Yarrabee Place

Bilgola Plateau, NSW 2107

Owner Builder Permit No – 356252P

Construction Certificate – 168/2008

2 YARRABEE PLACE, BILGOLA PLATEAU, NSW 2107

I, Paul Wilcock confirm that the ground floor laundry is fitted with a 240 volt wired ceiling exhaust fan

A handwritten signature in black ink, appearing to read 'Paul Wilcock'. The signature is fluid and cursive, with a large initial 'P' and 'W'.

Paul Wilcock