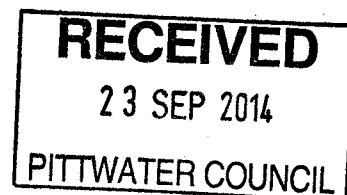


19 SEP 2014



General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0300/10
Construction Certificate No. 2011/4267

For Council's information, please find enclosed the following:

1. Interim Occupation Certificate No. 2011/4267.
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully,

A handwritten signature in black ink, appearing to read "Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

\$36 REC: 367851 23/9/14

Interim Occupation Certificate

issued under the
Environmental Planning and Assessment Act 1979
Section 109C (1)(c)(i) and 109H
Environmental Planning and Assessment Regulation 2000
Clause 151 & 155

Certificate No. 2011/4267

Applicant Address	Mr Cameron Jurd 1 Monterey Road, Bilgola NSW 2107
------------------------------	--

Owner Address	Mr Cameron & Mrs Sandra Jurd 1 Monterey Road, Bilgola NSW 2107
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Development Consent No.	N0300/10
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Date Of Determination of Development Consent	12 August 2010
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Construction Certificate No.	2011/4267
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Date of Issue of Construction Certificate	5 April 2011
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Location of Development Site	1 Monterey Road, Bilgola Lot No. 90 DP No. 28862
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Building Details	Alterations and Additions to an Existing Dwelling including a Detached Carport
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Determination: * This certificate has been issued as APPROVED.
 * This certificate is issued subject to the following conditions:

Complete:

- The detached Studio in accordance with the above Development Consent.

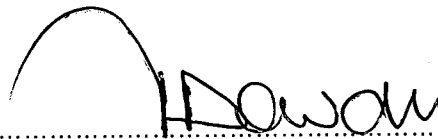
Date of Determination: **19 SEP 2014**

Interim Occupation Certificate

**I approve the issuing of
this Interim Occupation
Certificate and certify that:**

- I have been appointed as the Principal Certifying Authority under Section 109E.
- I have taken into consideration the health and safety of the occupants of the building.
- A Development Consent is in force with respect to the building.
- A Construction Certificate has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building code of Australia.
- Where required, a final Fire Safety Certificate has been issued for the building.
- When required, a report from the Commissioner of Fire Brigades has been considered.
- A BASIX completion report has been issued for this project.
- Refer to the attached Schedule of critical stage inspections.

Signed



Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

**Schedule of critical stage inspections carried out or missed by the
Principal Certifying Authority** (Clause 151, 162A, 162B & 162C of the Environmental Planning &
Assessment Regulations 1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Prior to issue of a Construction Certificate	Inspected	01/04/2011
Excavation for footings	Inspected	11/10/2012
Prior to pouring of any in-situ reinforced concrete	Inspected	06/06/2011 & 11/10/2012
Prior to the covering of any framework	Inspected	29/08/2011
Prior to covering waterproofing in any wet area	Missed	
Prior to covering any stormwater drainage connections	Inspected	16/04/2014
Other required inspections	n/a	n/a
Final Inspection	Inspected	16/04/2014

**Schedule of Compliance Certificates or other documentary evidence
relied upon to issue the Interim Occupation Certificate**

Termite Protection	Certificate of Treatment issued by PestLogic Pty Ltd dated 11 June 2011.
Smoke Alarms	Certificate of Installation issued by Anthony Colella Electrical Pty Ltd dated 28 April 2014.
BASIX Compliance Statement	Issued by Bosco Building Pty Ltd dated 10 June 2014.
Structural Engineers Compliance Certificate	Issued by Waddington Consulting Pty Ltd dated 10 November 2011.
Waterproofing Compliance Certificate	Issued by Damien Cummins dated 8 June 2014.
Stormwater Management Compliance Certificate	Issued by O'Toole Plumbing Pty Ltd dated 23 June 2014.

BASIX Completion Receipt

Receipt no.: CR-1411264018943-A83777

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: Sunday, 21/09/2014



Principal certifying authority

Name: Tom
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Wednesday, 16/04/2014

BASIX Certificate details

BASIX Certificate no.	A83777
Project name	CAMERON JURD
Street address	1 MONTEREY Road
Suburb	BILGOLA PLATEAU
Postcode	2107
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 6/6/11

Address 1 Monterey Road Bilgala

DA No. CC No. 2011/4265 CDC No.

Requested by: Brendan Ph No. 0410 793 628

Critical Stage Inspections

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

☒ An inspection of Steel to ground floor slab has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Steel not completed engineers certificate required

Signed: A. Bick Accreditation No. 6160915 Date: 6/6/11 ✓
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : PITTWATER Date of Inspection 4/10/12

Address 1 MONTEREY RD. SILGOCA.

DA No. CC No. 2011/4267 CDC No.

Requested by: LA MERON Ph No.

Critical Stage Inspections

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

☒ An inspection of STEEL PLACEMENT has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

OK

Signed: [Signature] Accreditation No. 1017 Date: 10/10/12
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 29/8/11
 Address : 1 Montaran Road Belglen Plateau
 DA No. : CC No. 2011/4262 CDC No. :
 Requested by: Brendan Ph No. 0410 793 628

Critical Stage Inspections

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

☒ An inspection of wall & roof framing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Framing satisfactory

Signed: A. Bailes Accreditation No. BL60015 Date: 29/8/11 ✓
 Accredited Building Surveyor

Anthony Colella Electrical

Anthony Colella Electrical Pty Ltd

ABN - 59156206905

Licence No. 150268C

72 Abbott Road, North Curl Curl
NSW 2099 Australia

Telephone: (02) 9401 1139

Fax: (02) 9400 9626

Mobile: 0423 119 360

Email: anthonycolella@bigpond.com

Compliance certificate

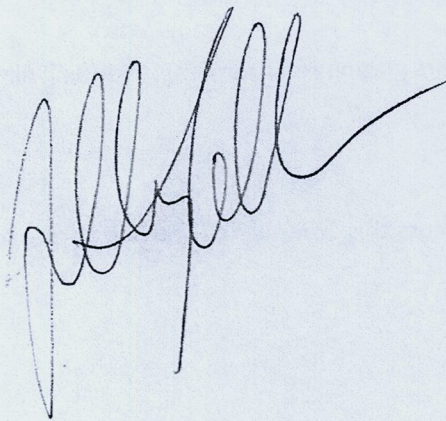
**Bosco Building
1 Monterey ave
Bilgola**

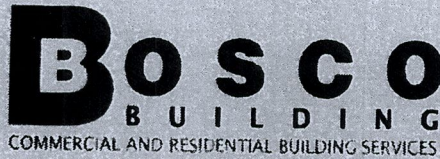
The smoke detectors on each level are hard wired and have been installed in accordance with wiring rules As3786
All bathroom/laundryexhaust extraction fans have been ducted and install according AS3000 wiring rules

Any question feel free to call

Anthony Colella

Date:28/4/14





I Monterey Rd Bilgola NSW 2107

Basix Compliance Statement

10/6/2014

To whom it may concern,

As the Builder responsible for the recent renovation works at the above address I can confirm that all conditions listed in the Basix statement (Cert No A83777 dated 11 May 2010) have been adhered to.

The following items are listed and have been provided/installed in accordance with the requirements of Basix Cert No A83777.

- Hot water system.
- Lighting.
- Fixtures and fittings.
- Insulation requirements.
- Windows and Glazed doors glazing requirements. Including all required shading devices.

(Fixed or adjustable)

For further information or to discuss this Compliance Statement please contact me via email at steve@boscobuilding.com.au.

Regards

Steve Talbot

0410332100

Wedington Consulting Pty Ltd
ACN 130 525 831
Structural and Civil Engineering
Suite 506, Level 5
23 Central Ave, Manly NSW
P.O. Box 1044
Manly NSW 1555
P (02) 9976 0070
F (02) 9976 0092



23rd June 2014.

CERTIFICATION

RE: STORMWATER CERTIFICATION.
1 MONTEREY STREET BILGOLA PLATEAU, 2107.

To Whom it may concern;

This letter is to certify that all stormwater works completed at the above address have been completed to meet all rules and regulations as set out in Pittwater Councils stormwater management plan, Australian Standard's 3500 and the NSW Plumbing Code of Practice.

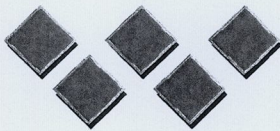
We trust that the above information is sufficient; however you should require anything further please do not hesitate to contact us.

Yours faithfully

O'Toole Plumbing

Anthony O'Toole

O'Toole Plumbing Pty Ltd Unit 29/6 Jubilee Ave, Warriewood. NSW 2102
PH 0299860033 Fax 99976033 email otooleplumbing@bigpond.com
www.otooleplumbing.com.au ABN 51125384312 Licence 169346c



Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly NSW
P.O. Box 1044
Manly NSW 1655

10 November 2011

P (02) 9976 0070
F (02) 9976 0095

Mr and Mrs Jurd
1 Monterey Rd,
Bilgola Plateau NSW 2107

Dear Cameron and Sandra,

Subject: Alterations and Additions at 1 Monterey Rd, Bilgola Plateau
ENGINEERS CERTIFICATE FOR INSPECTIONS

I certify that I carried out the structural engineering inspections of the structural work listed below for the alterations and additions to the residence at the above address (excluding carport and garage) and that at the time of the inspection the structure appeared to be in accordance with the design intent of the structural details provided.

During construction, I carried out the following engineering inspections. The date of the inspection is given in brackets.

- **Foundation material** (06/06/2011)
- **Steel reinforcement for the lower ground floor reinforced concrete slab on ground and footings** (06/06/2011)
- **Structural steel and timber framing** for main residence (05/09/2011)

This certificate assumes the construction was carried out by a licensed builder who has experience in this type of work. The above inspections do not, in any way whatsoever, relieve the builder of his responsibility.

The above inspections do not include inspections for contract administration purposes (e.g. progress payments), cosmetic matters and work that, once the competence of the builder has been established, is reasonable for the builder to supervise.

Yours sincerely,

Simon Waddington

MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd



Damien Cummins
32 Oceanview Rd,
Freshwater,
Sydney, 2096.
0403-268-974

PO No. 2
Date: 08/08/2014

damiencummins73@gmail.com

ABN: 61076866831

For: Bosco Building Pty Ltd
PO Box 1145,
Brookvale,
NSW, 2100.

Description	Quantity	Rate	Amount
-Job address 1 Monterey Rd. Bilgola Plateau. -Waterproofing used was Davco K10 Plus. Areas applied to where all internal wet areas. Product was installed to manufactureres instructions & Australian Standards. <i>ASS790</i>	1	\$0.00	\$0.00

* Indicates non-taxable item

Subtotal	\$0.00
GST (10.00%)	\$0.00
Total	\$0.00

Certificate of Installation in accordance with AS 3660.1-2000

Terms and Conditions

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Certificate of Installation. Any third party acting or relying on this Certificate of Installation, in whole or in part, does so entirely at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. Prior to the site being prepared the builder should have ensured that all termite activity found was eradicated in accordance with AS 3660.1-2000. Prior to work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. See clauses 3 and 10 below.
2. The effectiveness of this installation is dependent upon the provision of a complete (full) termite management system being installed in accordance with AS 3660.1-2000 using approved termiticides, systems and/or products. If the system(s) are disturbed, breached or bridged then concealed entry by subterranean termites is possible.
3. No liability is accepted for any failure of a termite management system and this firm warrants only too provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete barrier or treated zone or if the builder has not arranged for the termite eradication in clause 1 above.
4. The barrier(s) and/or treated zone(s) installed, as detailed on this Certificate and in the diagram, provide a barrier against subterranean termites only. The barrier or treated zone is not a barrier against any other pest(s) and in particular does not provide any barrier against "drywood (KALOTERMITIDAE) or dampwood termites.
5. **No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.**
6. The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandas etc), introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers and/or treated zones can be destroyed by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation and/or treated zone is essential.
7. When installing paths, lawn, gardens etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite management system then it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite barrier and/or treated zone installation is essential.
8. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.
9. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.
10. This firm takes **NO RESPONSIBILITY** for the concealed entry by termites resulting from poor building design or poor building practices.

1. It is the building owner's responsibility to ensure that the inspections, recommended in AS 3660.2-2000, are performed. Please contact this firm.

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed barrier and/or treated zone has been breached or bridged in any way.

The Australian Standard recommends that inspections be carried out by a suitably qualified person, at intervals no greater than 12 months and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop infestation of timber pests; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Termites can build around termite management systems; but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The liquid termiticide barrier and/or treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 and carried out by a qualified experienced termite inspector competent in Unit 8 "Inspect and Report on Timber Pests" of the National Pest Management Competency Standards or equivalent.

IMPORTANT INFORMATION: Termite management systems installed during construction of the building are designed to discourage termites from gaining concealed entry to the property. Termite management systems may be bridged by termites, however the evidence of the termite entry will normally be evident to the inspector. A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required.

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

Name of owner/builder: Bosco Building

Property Address: 1 Monterey St. Bilgola

State: NSW

Post Code 2107

The Termite Management System(s) Installed:

Note: The term treated zone used in this document refers to liquid termiticides when used to form part of a termite management system(s) referred to in AS3660.1-2000 as "Termite Barrier Systems".

AS 3660.1Termite work: Repellent-Liquid Termiticide Treated Zone

A Liquid Termiticide Barrier was installed to the following area(s) - lower level underslab, using the liquid termiticide(s) Biflex Duo which contain the active constituent(s) Bifenthrin. The concentration of the liquid termiticide/s spray mixture used was 0.5% and the total volume used was 400 Lt.

Another type of Management System was installed in the following area(s) - service penetrations using Homeguard. The method(s) of installation was Homeguard Blue Collars.

The above system(s) are integrated with each other.

The system(s) are integrated with the concrete poured by the builder to form the termite barrier.

The resulting Combined termite management system(s) is an incomplete barrier or zone, if the barrier or zone is not complete further work may be required as partial barriers and/or treated zones are not effective and may allow undetected Termite entry. You should consult with the builder. See the limitations below.

The Termite Management System were installed on the 3rd day of June 2011 and a durable notice was placed in meter box.

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

It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.

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

We recommend an inspection of the building and the surrounds every 12 Months.

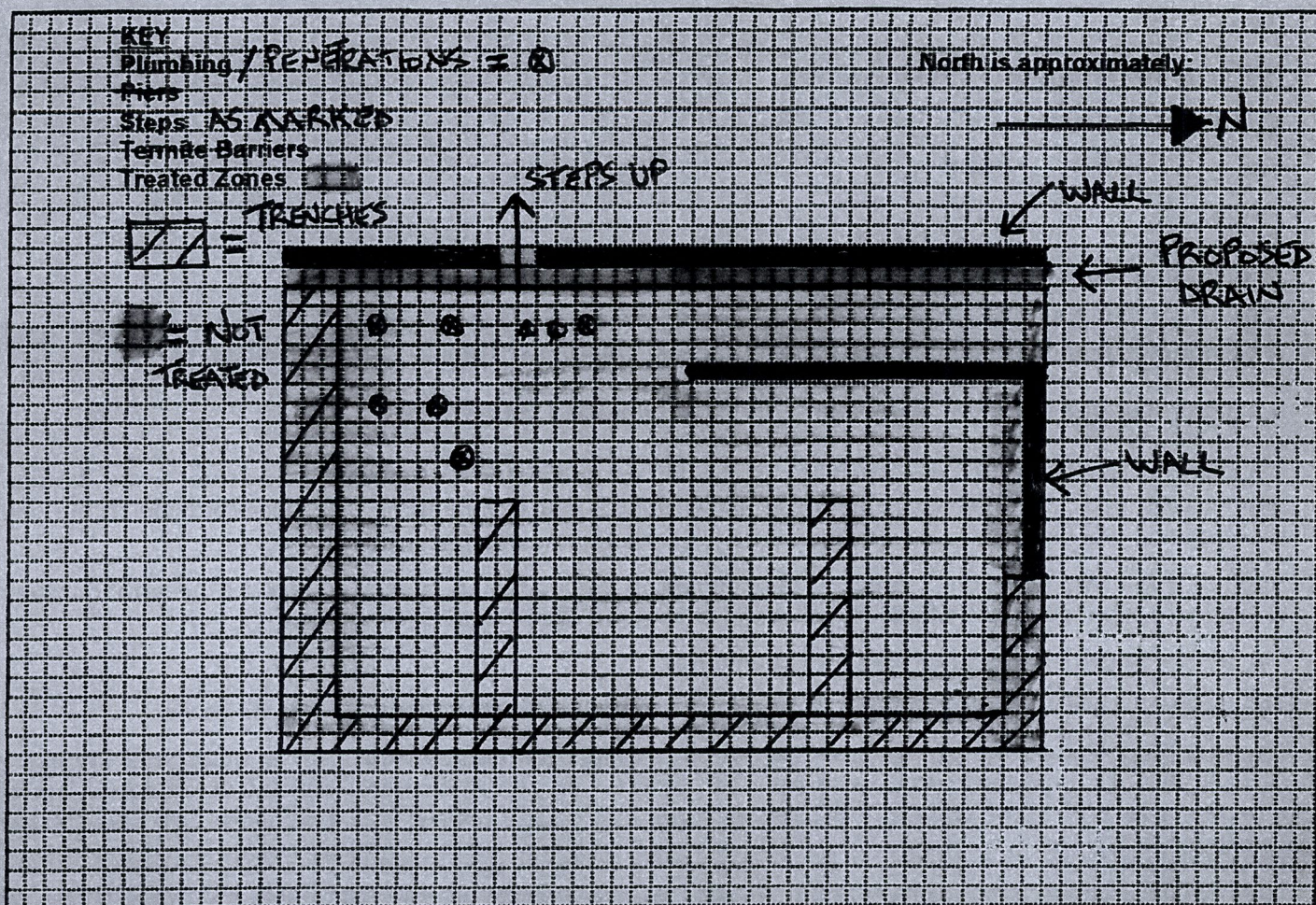
Termiticide Liquid Barriers and/or treated zones degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Liquid Termiticide Barrier.

If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite management system to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or AS2870-1996 and amendments.

Terms and Conditions on Page 1 and important information on page 2 form an important part of this Certificate.

Limitations that apply to the above installation are: Trench footings of slab - excessive pooled water. Edge of western slab where new work is yet to be done.

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



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

Frequent inspections are very important. Termite Management Systems do not kill off or stop termites. The barriers and treated zones are installed to prevent concealed access only. The barriers and/or treated zones are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2 2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Termite Management System(s) installed.

Installation Firm: PestLogic Pty Ltd
 Name of Installer: Tony Smyth
 Installer's Licence No: 100596
 Insurance Termite Accreditation No: 5413

Signature: *ASSA*

Telephone: 0418 683156 Date: 11th June 2011