

Wayne Treble & Associates

Accredited Building Certifiers & Town Planning Consultants

31st May 2010

Pittwater Council
P O Box 882
Mona Vale NSW 2103

Dear Sir/Madam,

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

Please find attached a copy of the following -

- Final 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

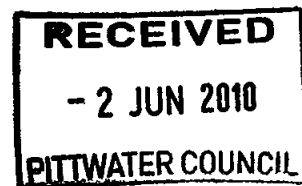
Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you

Yours faithfully,

Per

W C 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

*PRVC \$30 REC 281147
2/6/10*

OCCUPATION CERTIFICATE
DETERMINATION

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

OCCUPATION CERTIFICATE NO168OC/2008

DETERMINATION

Type of Certificate
Approved/Refused
Date of Decision

Final
Approved
31st May 2010

SUBJECT LAND

Address
Lot No, DP
Council

2 Yarrabee Place, Bilgola Plateau
Lot 19 DP 222134
Pittwater

DESCRIPTION OF DEVELOPMENT

Description

Alterations & Additions, excluding Swimming Pool (not constructed) Note Building Certificate, No BC0148/09 dated 12/11/09 issued by Pittwater Council relied upon

BCA classification

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 (Interim Occupation Certificate)	8/10/2009
Final	Satisfactory	26/05/2010

FINAL 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

31st May 2010

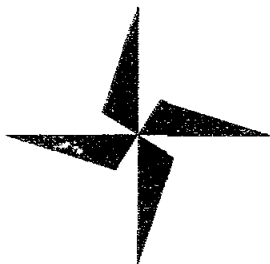
CERTIFICATE NO

1680C/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

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 03

Subject Land

Address 2 YARRABEE PLACE BILGOLA PLATEAU

Lot No DP SP vol/fol Etc LOT N^o 19 - DP - 222134

Details of the applicant
Name / Company PAUL WILCOCK Contact Person PAUL WILCOCK

Postal Address 2 YARRABEE PLACE BILGOLA PLATEAU Postcode 2107 State NSW

E-mail WILCOCK012@GMAIL.COM Daytime telephone 0438 503090

Fax 8919 0088 Mobile 0438 503090

Applicant Signature Paul Wilcock Date 23-6-08

Consent of Owner(s)

I/We as 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 BILGOLA 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



the certification group

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 ADDITIONAL ALTERATIONS OR EXISTING BUILDING

Construction Cost of Works \$ 235000

Details of Builder

Contact Person PAUL WILCOCK

Name / Company CUNOR / BUILDER

Fax 89190083 Mobile 0438 503090

Daytime telephone 0438 503090 Email WILCOCK01@OPTUSNET.COM.AU

Builders address 2 YARRABOE PLACE SILVERA PATCH 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

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
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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
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- 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



PITTWATER

ABN61340977871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Business Hours
8 00am to 5 30pm, Monday to Thursday
8 00am to 5 00pm, Friday

Building Certificate No BC0148/09

12 November 2009

PAUL WILCOCK
2 YARRABEE PLACE
BILGOLA PLATEAU NSW 2107

Dear Sir/Madam

Application for a Building Certificate

Property 2 YARRABEE PLACE BILGOLA PLATEAU NSW 2107

Please find the enclosed Building Certificate issued in response to your application

Yours faithfully

Wal Dover
BUILDING SURVEYOR



PITTWATER

ABN6134067871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

BUILDING CERTIFICATE NO BC0148/09
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

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

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

IDENTIFICATION OF BUILDING

Property Address **2 YARRABEE PLACE BILGOLA PLATEAU NSW 2107**

Nearest Cross Street **Lower Plateau Road** Side of Street **South**

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

Description **A split level cement rendered sole occupancy dwelling with a metal roof**

Date of Inspection **10/11/2009** Owner **P WILCOCK**

Legal Description of Land **Lot 19 DP 222134**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by P L Charrett Surveyor, dated 29/07/2009, Ref No 14858/34596,
certificate of structural adequacy from Peninsula Consulting Engineers dated 8/8/09 Ref
07/1117 and report by Asset Geotechnical Engineering Pty Ltd dated 18/10/09 Ref 1166-A

Dated **12/11/2009**

Mark Ferguson
GENERAL MANAGER

per 

Applicant's Name **PAUL WILCOCK, 2 YARRABEE PLACE BILGOLA PLATEAU NSW 2107**

NB

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

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

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

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

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

Boondah Depot
1 Boondah Road Warriewood

Tuesday, 25 May 2010 7:36 AM

Subject Covenant

Date Wednesday, 5 May 2010 1:26 PM

From Sue Barry-Cotter <sbcc@thwalker.com.au>

To Roslyn Wilcock <wilcock02@optusnet.com.au>

Hi Paul

The covenant is now registered on the title

Yours sincerely

Sue Barry-Cotter
Solicitor

TH Walker
Phone 9453 3044
Fax 9453 3141

Liability is limited by a scheme approved under the Professional Standards Legislation

POSITIVE COVENANT
New South Wales
Section 88E(3) Conveyancing Act 1919

Leave this space clear. Affix additional
pages to the top left hand corner

PRIVACY NOTE this information is legally required and will become part of the public record

(A) **TORRENS TITLE**

folio Identified 19/272134

(B) **LODGED BY**

Delivery	Name	Address or DX and Telephone
1300	111 Walvale	DX 21311 Forestville
1101M	Reference	SBC/096631

CODE

PC

(C) **REGISTERED PROPRIETOR**

PAUL WILCOCK

(D) **LESSEE MORTGAGEE or CHARGE**

Of the above land agreeing to be bound by this positive covenant		
Interest	Number	Name of lessee mortgage or chargee
Mortgage	AE900828	Provident Capital Limited

(E) **PRESCRIBED AUTHORITY**

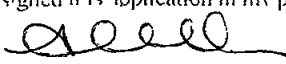
Within the meaning of section 88E(1) of the Conveyancing Act 1919
Pittwater Council

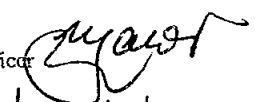
(1) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure 2 hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900

DATE

(G) **Execution by the prescribed authority**

I certify that the authorised officer of the prescribed authority signing below who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence

Signature of witness 
Name of witness **Amanda Clarke**
Address of witness **1 Park St, Mona Vale**

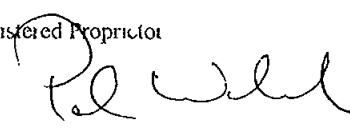
Signature of an authorised officer 
Name of authorised officer **Hawick Lawrence**
Position of authorised officer **Public Officer**

(G) **Execution by the registered proprietor**

I certify that the person(s) signing opposite with whom I am personally acquainted or as to whose identity I am otherwise satisfied signed this instrument in my presence

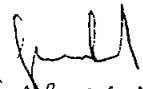
Certified correct for the purposes of the Real Property Act 1900 by the Registered Proprietor

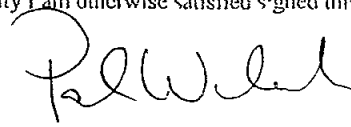
Signature of witness 
Name of witness **Gilly Gaur**
Address of witness **1300 Pittwater Rd
North Sydney 2060**

Signature of Registered Proprietor 

(H) **Consent of the mortgagee**

The mortgagee under mortgage No AE900828 agrees to be bound by this restriction
I certify that the above mortgagee who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence

Signature of witness 
Name of witness **Gilly Gaur**
Address of witness **1300 Pittwater Rd
North Sydney 2060**

Signature of mortgagee 

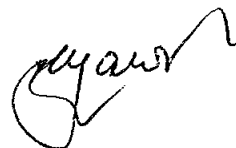
"A"

THIS IS THE ANNEXURE "A" SETTING OUT THE TERMS OF THE POSITIVE COVENANT AFFECTING CERTIFICATE OF TITLE FOLIO IDENTIFIER 19/222134

Terms of Positive Covenant

The registered proprietors covenant with the Pittwater Council (Council) that they will maintain and repair the surface and subsurface drains on the land in accordance with the following terms and conditions

- I The registered proprietors will
 - 1 keep the surface and subsurface drains clean and free from silt rubbish and debris
 - 11 maintain and repair at the sole expense of the registered proprietors the whole of the surface and subsurface drains so that it functions in a safe and efficient manner
- II For the purpose of ensuring observance of the covenant the Council may by its servants or agents at any reasonable time of the day and upon giving to the person against whom the covenant is enforceable not less than two days notice (but at any time without notice in the case of an emergency) enter the land and view the condition of the land and the state of construction maintenance or repair of the surface and subsurface drains on the land
- III The registered proprietors shall indemnify the Council and any adjoining land owners against any claims for damages arising from the failure of any component of the OSD or failure to clean maintain and repair the OSD
- IV By written notice the Council may require the registered proprietors to attend to any matter and to carry out such work within such time as the Council may require to ensure the proper and efficient performance of the surface and subsurface drains and to that extent section 88F(2)(a) of the Act is hereby agreed to be amended accordingly
- V Pursuant to section 88F(3) of the Act the authority shall have the following additional powers pursuant to this covenant
 - 1 In the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in IV hereof
 - 11 The Council may recover from the registered proprietors in a Court of competent jurisdiction
 - (a) Any expense reasonably incurred by it in exercising its powers under sub-paragraph 1 hereof Such expense shall include reasonable wages for the Council's own employees engaged in effecting the said work supervising the said work and administering the said work together with costs, reasonably estimated by the Council, for the use of machinery, tools and equipment in conjunction with the said work
 - (b) Legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act



VI This covenant shall bind all persons who claim under the registered proprietors as stipulated in section 88E(5) of the Act

For the purposes of this covenant

surface and subsurface drains shall mean the on-site stormwater detention system constructed on the land as detailed on the plans approved by Council No DA N0790/07 including all gutters, pipes, drains, walls, kerbs, pits, grates tanks, chambers, basins and surfaces designed to temporarily detain stormwater on the land

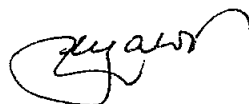
The Act means the Conveyancing Act 1919

Name of the body empowered to release, vary or modify the terms of positive covenant referred to Pittwater Council

Signature of witness



Signature of an authorised officer



Name of witness

Amanda Clarke

Name of

authorised officer

Warwick Lawrence

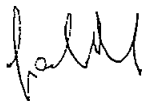
Address of witness

1 Park St
Mona Vale

Position of authorised officer

Public officer

Signature of witness



Signature of Registered Proprietor



Name of witness

GARY GURT

Address of witness

1300 PITTWATER RD
NARRABOOM 2104

PAUL WILCOCK

2 Yarrabee Place

Bilgola Plateau, NSW, 2107

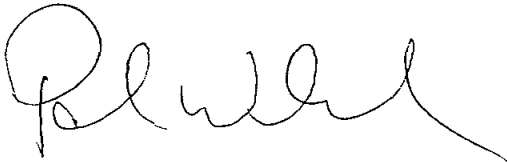
Owner Builder Permit No – 356252P

Construction Certificate – 168/2008

2 YARRABEE PLACE, BILGOLA PLATEAU, NSW, 2107

I, Paul Wilcock confirm that all external shading as described in the Basix Certificate prepared by Lifestyle Homes for the above property have been completed

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Paul Wilcock', with a large initial 'P' and a long horizontal stroke at the end.

Paul Wilcock

PAUL WILCOCK

2 Yarrabee Place

Bilgola Plateau, NSW, 2107

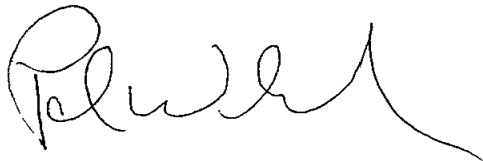
Owner Builder Permit No – 356252P

Construction Certificate – 168/2008

2 YARRABEE PLACE, BILGOLA PLATEAU,NSW,2107

I, Paul Wilcock confirm that Termite Control to AS 3660 using Cordon Termite Protection Membrane was installed on new addition building works at the rear of the above property

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Paul Wilcock', with a long horizontal flourish extending to the right.

Paul Wilcock