



BUILDING SERVICES PTY LTD

Address: 58 Park Street
Mona Vale NSW 2103
Tel: 0284111532
Fax:
Email: greg@getcertified.net.au
ABN: 30 123 3390 429

12 May 2014

Our ref.: 100047

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 75 Bungan Head Rd Newport
Occupation Certificate No. 100047**

Development application No.: 349/09 349/09/S96/1 349/09/S96/2

Get Certified Building Services Pty Ltd have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

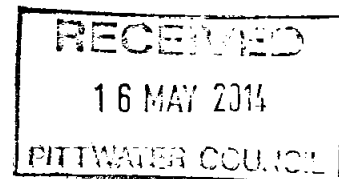
Please find enclosed the following documentation:

- Occupancy Certificate No. 100047
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Greg Hough on the above numbers.

Yours faithfully,

Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd



\$36 REC, 3600,63 16/5/14.



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FINAL OCCUPATION CERTIFICATE 100047 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: Paul Hain
Address: 75 Bungan Head Rd, Newport NSW 2106
Contact Details: **Phone:**0417333133 **Fax:** 92414169

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 75 Bungan Head Rd, Newport NSW 2106
Contact Details: **Phone:** 0417333133 **Fax:** 92414169

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09, 349/09/S96/1, 349/09/S96/2 **Date issued:** 6/11/2009, 7/11/2012, 7/03/2013
Construction Certificate No: 100047 & 100047.1 **Date issued:** 6/05/2010 & 8/5/2014

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106 , Lot 38 DP 10423
Building Classification: 1a,10b
Scope of building works covered by this Notice: New Dwelling & Swimming Pool
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

I, Greg Hough as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate 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;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

DETERMINATION

Approval dated this: 12/05/2014

Greg Hough
Accredited Certifier

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.



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SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Structural Components Inspection Report	Barrenjoey Consulting Engineers Pty Ltd	091201	8/02/2012
Component Certificate for Pool Filter Noise	West and Associates Pty Ltd		12/03/2014
Kordon Termite Barrier Warranty	Bayer Environmental Science	201062262	15/06/2010
Plumbing and Drainage Certificate of Compliance	Matt Hannan	471269	21/11/2013
Swimming Pool Barrier Compliance	Pittwater Council	NOT0071/12	28/06/2012
Balustrades Certificate of Compliance	Stainlesstimberglass Pty Ltd		30/09/2013
Pool Fencing Certificate of Compliance			30/09/2013
Building Compliance Survey	CMS Surveyors Pty Ltd	4097Acomp75	5/06/2012
Wet Area Inspection Report	Get Certified Building Services Pty Ltd		30/06/2011
Framing Inspection Report			25/05/2011
Ground Floor Slab Inspection Report			11/08/2010
Basement Slab Inspection Report			15/06/2010
Landscaping and Plant Compliance	Dragonfly Environmental		31/01/2012
Completion of Wet Areas Certificate	Barrenjoey Waterproofing Services		16/02/2012
Compliance of Construction of Home with Plans and Specifications	Musgrove Constructions		10/02/2012
Electrical Work Certificate of Compliance	Chris Davison	1794601	2/03/2012
Certificate of Compliance - Installation of Smoke Detectors			14/03/2012
Glazing Certificate	Aluminium & Glass Constructions Pty Ltd		9/02/2012
Form 3	Geoff Young		8/02/2012
Final Inspection Report	Get Certified Building Services Pty Ltd		12/05/2014
Stormwater Inspection Report			15/05/2011
Onsite Stormwater Detention System Compliance with Plans	Barrenjoey Consulting Engineers Pty Ltd		11/04/2014
Pre-Final Basix Inspection Self- Certification Form	Paul Hain		21/06/2013
Basix Completion Certificate			



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ABN: 30 123 3390 429

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 357 Edinburgh Rd Castlecrag NSW 2068
Contact Details: 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09, 349/09/S96/1, 349/09/S96/2 Date issued: 6/11/2009, 7/11/2012, 7/03/2013
Construction Certificate Number: 100047 & 1000047.1 Date issued: 6/05/2010 & 8/5/2014

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106
Zoning:
Building Classification: 1a,10b
Type of Construction: n/a
Scope of building works covered by this Notice: New Dwelling & Swimming Pool

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 12/05/2014 Inspection time: 10:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Final Inspection domestic - Satisfactory

ADDITIONAL COMMENTS



Greg Hough
Inspector



BUILDING SERVICES PTY LTD

Address: PO Box 191
Cherrybrook NSW 2126
Tel: 029651 6754
Fax: 029651 6780
Email: getcertified@optusnet.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - WET AREA

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 357 Edinburgh Rd Castlecrag NSW 2068
Contact Details: 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09, , Date issued: 6/11/2009
Construction Certificate Number: 100047 Date issued: 6/05/2010

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106
Building Classification: 1a,10b
Type of Construction: n/a
Scope of building works covered by this Notice: New Dwelling & Swimming Pool

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 30/06/2011 Inspection time: 7:00 AM

INSPECTION RESULTS

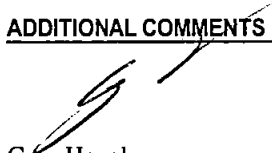
We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Wet area - Satisfactory subject to documents being provided

Required documents:

- Waterproofing installation certificate to be provided to AS3740
- Copy of Section 96 for departures from approved plans

ADDITIONAL COMMENTS


Greg Hough
Inspector



BUILDING SERVICES PTY LTD

Address: PO Box 191
Cherrybrook NSW 2126
Tel: 029651 6754
Fax: 029651 6780
Email: getcertified@optusnet.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FRAMING INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 357 Edinburgh Rd Castlecrag NSW 2068
Contact Details: 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09, , Date issued: 6/11/2009
Construction Certificate Number: 100047 Date issued: 6/05/2010

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106
Building Classification: 1a,10b
Type of Construction: n/a
Scope of building works covered by this Notice: New Dwelling & Swimming Pool

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 25/05/2011 Inspection time: 3:30 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Framing Inspection - Satisfactory subject to documents being provided

Required documents:

- Engineers certificate to be provided for frame prior to sheeting
- Provide a copy of the Section 96 for the departures from the approved plans

ADDITIONAL COMMENTS


Greg Hough
Inspector



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Mona Vale NSW 2103
Tel: 0284111532
Fax:
Email: greg@getcertified.net.au
ABN: 30 123 3390 429

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - STORMWATER

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 357 Edinburgh Rd Castlecrag NSW 2068
Contact Details: 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09, 349/09/S96/1, 349/09/S96/2 Date issued: 6/11/2009, 7/11/2012, 7/03/2013
Construction Certificate Number: 100047 Date issued: 6/05/2010

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106
Zoning:
Building Classification: 1a,10b
Type of Construction: n/a
Scope of building works covered by this Notice: New Dwelling & Swimming Pool

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 18/05/2011 Inspection time: 3:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Stormwater - Satisfactory subject to documents being provided

-
- Required documents:
 - Hydraulic Engineer to provide certification
 - Plumber to provide installation certificate for stormwater
 - Plumber to provide installation certificate for rainwater re-use system
-

ADDITIONAL COMMENTS

Greg Hough
Inspector



Address: PO Box 191
Cherrybrook NSW 2126
Tel: 029651 6754
Fax: 029651 6780
Email: getcertified@optusnet.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - GROUND FLOOR SLAB

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 357 Edinburgh Rd Castlecrag NSW 2068
Contact Details: 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09, , Date issued: 6/11/2009
Construction Certificate Number: 100047 Date issued: 6/05/2010

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106
Building Classification: 1a,10b
Type of Construction: n/a
Scope of building works covered by this Notice: New Dwelling & Swimming Pool

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 11/08/2010 Inspection time: 3:30 PM

INSPECTION RESULTS


We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ FGround Floor Slabs - Satisfactory subject to documents being provided

Required documents:

- Engineer to provide inspection reports prior to pouring

ADDITIONAL COMMENTS


Greg Hough
Inspector



BUILDING SERVICES PTY LTD

Address: PO Box 191
Cherrybrook NSW 2126
Tel: 029651 6754
Fax: 029651 6780
Email: getcertified@optusnet.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - BASEMENT SLAB

OWNER DETAILS

Name of person having benefit of the development consent: Paul Hain
Address: 357 Edinburgh Rd Castlecrag NSW 2068
Contact Details: 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 349/09 Date Issued: 6/11/2009
Construction Certificate Number: 100047 Date Issued: 6/05/2010

PROPOSAL

Address of Development: 75 Bungan Head Rd Newport NSW 2106
Building Classification: 1a,10b
Type of Construction: n/a
Scope of building works covered by this Notice: New Dwelling & Swimming Pool

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 15/06/2010 Inspection time: 12:00 PM

INSPECTION RESULTS

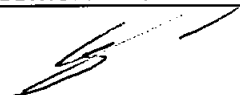
We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Basement Slab - Satisfactory subject to documents being provided

Required documents:

- Engineer to provide inspection reports prior to pouring
- Termite protection to be in place prior to pouring

ADDITIONAL COMMENTS



Greg Hough
Inspector

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
abn 13124694917 acn 124694917

8th Feb 2012

P. Hain
141 George St
Sydney
NSW 2000

cc – Musgrove Constructions

**NEW RESIDENCE
75 BUNGAN HEAD RD NEWPORT
Job No 091201**

Barrenjoey Consulting Engineers Pty Ltd inspected (during construction) the following structural components of the residence at the above site address –

Foundations, Retaining walls
Basement slab
Pool slab
Ground Floor slab
First Floor slab and framing
Roof framing
Drive slab

At the time of our inspection the works were in accordance with the intention of the plans issued by this office and it is therefore our opinion that these components will be adequate to withstand the loads likely to be imposed upon them.

Should further information regarding this matter be required please contact our office as outlined below.

Regards
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



Per
Lucas Molloy (Director)
BE CPEng NPER

PO Box 672
Avalon NSW 2107
P: 9918 6264 M: 0418 620330
E: lucasbee@bigpond.com

PITTWATER COUNCIL

PFN-1
Component Certificate
For
Pool Filter Noise

Property 75 Bungah Head Road Newport.

D/A No. CC No.

I Warwick West of West and Associates Pty Ltd.
(Name) (Business)

at Suite A 39 Smith Ave Allambie Hts 2100
(Mailing Address)

being a qualified acoustic engineer, my qualifications being:

B.E., GRAD DIP ARCH ACQU. MIE Aust. CPEng.

hereby certify that I have taken noise readings at the site and it has been determined that the **maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level**, when measured from any adjoining premises.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Warwick West Date 12/3/2014



Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 201062262

This Warranty covers damage by Subterranean Termites ("Termites") only. Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork and paintings; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable; and/or
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by an Accredited Bayer Installer.

OWNERS RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of Termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high or the Building type is susceptible to Termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings.

If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

- (a) allows or fails to prevent accumulation of:
 - (i) wood, rubbish or timber against the Building; AND
 - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.
- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier.

If the Kordon is installed other than by an Accredited Bayer Installer.



Date of Installation: 15/06/2010

Installation Address: 75 Bungan Head Road
Newport
NSW, 2106

Company Contact: Philip Tankard
Company Name: Sentinel Pest Management

Address: PO Box 4016
South Maroubra
NSW, 2035

Phone Number: 02 9314 0259

Accreditation Number: n125

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER.

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



KORDON[®] Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996

NOTE: This document is to be attached to Warranty Document Number: 201062262

Date of Installation: 15/06/2010
 Installation Address: 75 Bungan Head Road
Newport
NSW, 2106

Job Type: Large Job - Miscellaneous

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
90.00	300	27.00


Builder: Musgrove Constructions
 Phone number: 0417 445433
 Owner: Mr. Hain
 Phone number: 0417 333-133
 Local Council: Pittwater Council
 Phone number: 9970-1111
 Company Contact: Philip Tankard
 Installer's Name: Philip Tankard
 Company Name: Sentinel Pest Management

Service Penetrations

Kordon Kollars	26.00
Manual Collars	0.00
Total Kordon Installed:	29.60

Address: PO Box 4016
South Maroubra
NSW, 2035

Phone Number: 02 9314 0259
 Fax Number: 02 9315 5726
 Accreditation Number: n125

Authorised Signature: 
 Comments:

Date: 25.2.14

Installed 26 collars to the pipe penetrations.
 Installed 90 lineal meters of Kordon at 300mm wide to the external perimeter walls.
 The builder has been advised to maintain a 75mm or hard surface inspection zone around the building perimeter.
 The Kordon barrier joint must be exposed to allow for visual inspection to all external perimeter walls.
 Annual termite inspections as per Australian Standards are a condition of the Warranty.
 Kordon is installed as per the manufacturers specifications. Refer to the site installation drawing for details.
 Warranty and Compliance only applies to areas where Kordon has been installed.
 Kordon has been installed to service penetrations and perimeter to manufacture's specifications.
 If external wall surfaces are applied ie render, a (v) joint must be cut into the render on the Kordon line to the full perimeter.
 If these conditions are not adhered to, all warranties will be void.

KORDON® Site Installation Report

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996

NOTE: This document is to be attached to Warranty Document Number: 201062262

Date of Installation: 15/06/2010 Job Type: Large Job - Miscellaneous

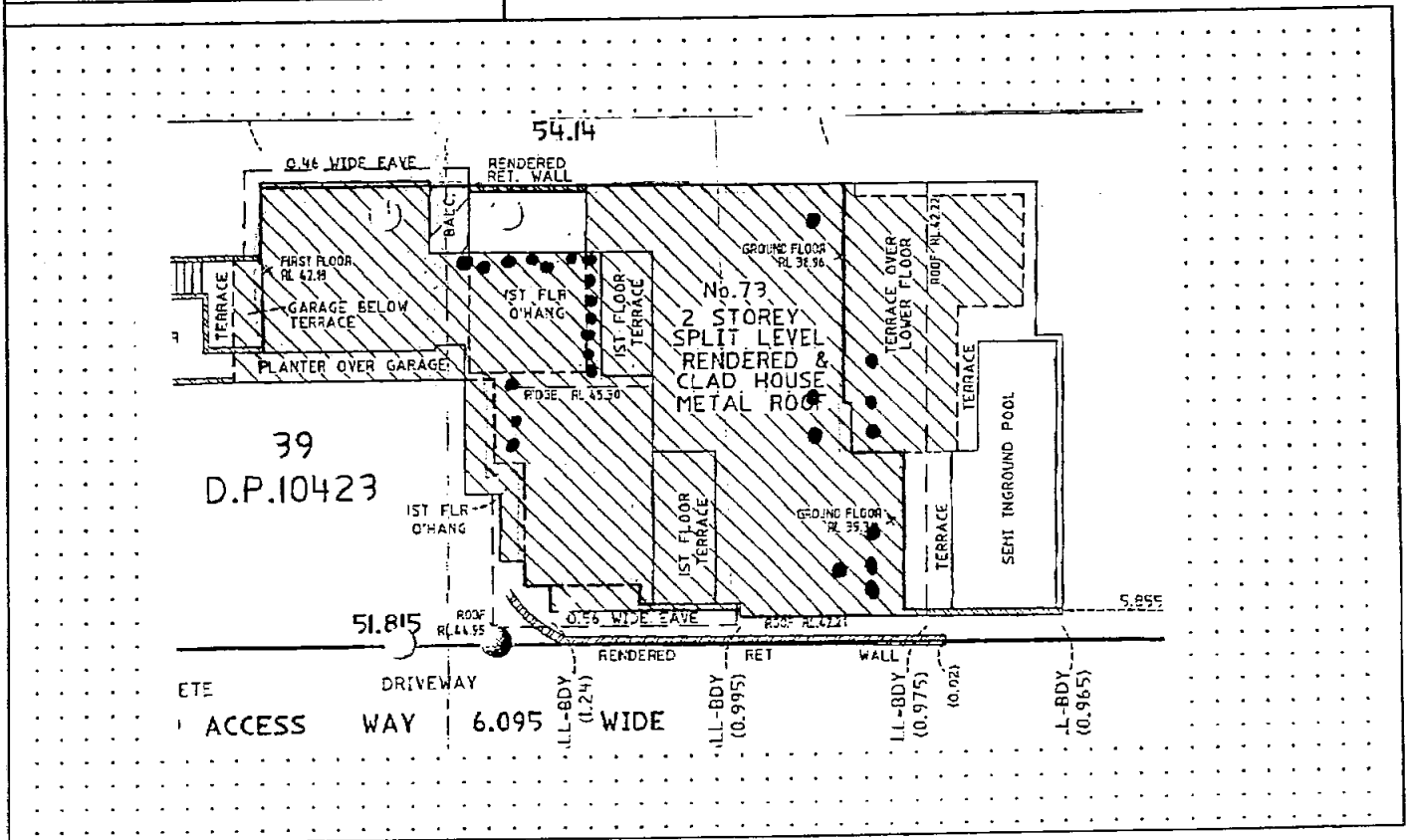
Installation Address: 75 Bungan Head Road
Newport
NSW, 2106

Product used:	Linear Metres (m)	Product Width (mm)	Total SQM
	90.00	300	27.00

Legend:

- Pipe penetrations
- Kordon

Service Penetrations	
Kordon Collars	26.00
Manual Collars	0.00
Total Kordon Installed:	26.00



Bayer Environmental Science



KORDON WARRANTY ACTIVATION FORM

Warranty document number: 201062262

It is essential this form is completed and returned to enable us to contact you to advise when your property is due for the Annual Termite Inspection

Name: _____

Address of Property: _____

Phone Number: _____

Fax number: _____

Email address: _____

Postal address (if different from above)

Please send to any of the undermentioned: -

Fax: 07 5576 1520
Email: Neville.hedge@bayer.com
Post: Bayer Training Centre (address below)

(or) to your Bayer Accredited Kordon Company who completed the installation

Bayer Training Centre Unit 4 Township Park Plaza, 80-82 Township Drive, Burleigh Heads QLD 4220

MATT HANNAN PLUMBING

4 WALWORTH COURT
NEWPORT NSW 2106
PHONE: 0414-246-795
FAX: 9999-2030
ABN: 25862460911
EMAIL: VMHANNAN@OPTUSNET.COM.AU

21 November 2013

Mr Paul Haine
75 Bungan Head Rd
Newport NSW
2106

RE: Occupation certificate: Plumbing Compliance

Property: 75 Bungan Head Road Newport NSW 2106

Works : New dwelling and swimming pool

This letter is to certify that all plumbing commitments related to the above property outlined in the associated DA and Basix certificate have been satisfied, and all plumbing works have been completed in accordance with local authority requirements.

All plumbing fixtures and fittings installed satisfy the requirements outlined in the basix certificate related to the above property and development.

All stormwater has been installed as per the approved Hydraulic plans related to the above property and development.

All swimming pool plumbing has been installed as per the relevant Australian standards and satisfies all regulatory requirements related to these works.

Regards,



Matt Hannan



PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 1200
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Kate Stoner, Development Compliance Officer
8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday
Phone 9970 1184 Mobile 0409 533 435

28 June 2012

Mr Paul Hain
141 George Street
SYDNEY NSW 2000

Dear Mr Hain

Re: Swimming Pool Barrier Compliance
Property: 75 Bungan Head Road, Newport NSW 2106

I refer to a re-inspection of the swimming pool barrier at the above mentioned property on 28 June 2012. At the time of the inspection, the inspecting officer noted that the swimming pool barrier complied with the Swimming Pools Act 1992.

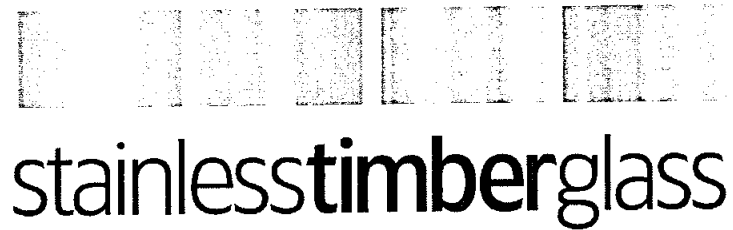
Swimming Pool Notice NOT0071/12 has now been shown as satisfied in Council's record system.

Please ensure that the swimming pool barrier is kept compliant for the lifetime of the swimming pool.

Should you require any further information, please contact me on 9970 1184.

Yours sincerely

Kate Stoner
DEVELOPMENT COMPLIANCE OFFICER



30/09/13

CERTIFICATE OF COMPLIANCE

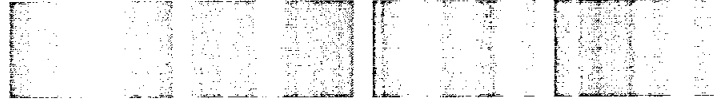
BALUSTRADES
75 Bungan Head Rd
Bungan NSW

We hereby certify that the balustrades in the above premises have been installed in accordance with AS1288-2006 and AS1170.1 – 1989.

Yours Truly
Stainless Timber Glass

stainlesstimberglass
PTY LTD

M 0404 063335 F 02 9997 5640
stainlesstimberglass@mac.com
BSB 082278 Acc 582292022
ABN 4411 33 65 996



stainles**timber**glass

30/09/13

CERTIFICATE OF COMPLIANCE

POOL FENCING

75 Bungan Head Road
Bungan NSW

We hereby certify that the pool fences in the above premises have been installed in accordance with AS1926.1 - 2007.

Yours Truly
Stainless Timber Glass

stainles**timber**glass
PTY LTD

M 0404 063335 F 02 9997 5640
stainles**timber**glass@mac.com
BSB 082278 Acc 582292022
ABN 4411 33 65 996

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Mr. P Hain
141 George Street
Sydney NSW 2000

Our Ref: 4097Acomp 75
Date: 5th June 2012
Page 1 of 2

Dear Sir

**Re: Building Compliance Survey
Property: 75 Bungan Head Road, Newport.**

In accordance with instruction we have made a survey of the new residence constructed on the land comprised in Folio Identifier 38/10423 being Lot 38 in Deposited Plan 10423 in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and having access to Bungan Head Road via a Right of Way over Lot 116 in DP.10423, and is shown edged red on the attached sketch.

The survey is for Building Compliance purposes only. This report must not be used for any other matter, purpose or construction set out. The date of the survey was 23rd May 2012 and this report is based upon Folio Identifier search issued by the LPMA NSW, dated 5th June 2012.

We have attended site and located the newly constructed two storey split level cement rendered and clad residence roofed in metal with attached elevated concrete driveway. The property is known as number 75 Bungan Head Road, Newport. **And in our opinion:**

The position of the improvements in relation to the boundaries of the subject land is shown on the attached sketch.

Finished floor and highest roof ridge levels are shown on the attached sketch.

No attempt has been made to locate subterranean structures or other structures located on or adjacent to the land the land.

Title indicates the land is subject to

N36864 Covenant (not investigated).

Y890436 Easement to Drain Water 1.2 wide.

O734068 Right of Way and Easement for Services 6.095 wide appurtenant to the subject land.

AE385300 Easement to Drain water 0.6 wide.

This report has been prepared for the exclusive use of Mr. Hain only. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Yours faithfully,
CMS Surveyors Pty Limited

Per

Stephen R Emery
Registered Land Surveyor



HEAD OFFICE

1/32 Campbell Avenue, DEE WHY NSW 2099

PO Box 463, DEE WHY NSW 2099

Ph: 02 9971 4802 Fax: 02 9971 4822

Email: info@cmssurveyors.com.au

Incorporating

A.C.GILBERT & Co.

(Roseville)

MBS GREEN & ASSOCIATES

(Mona Vale)

GUNDAGAI

210 Sheridan Street, GUNDAGAI NSW 2722

PO Box 32, GUNDAGAI NSW 2722

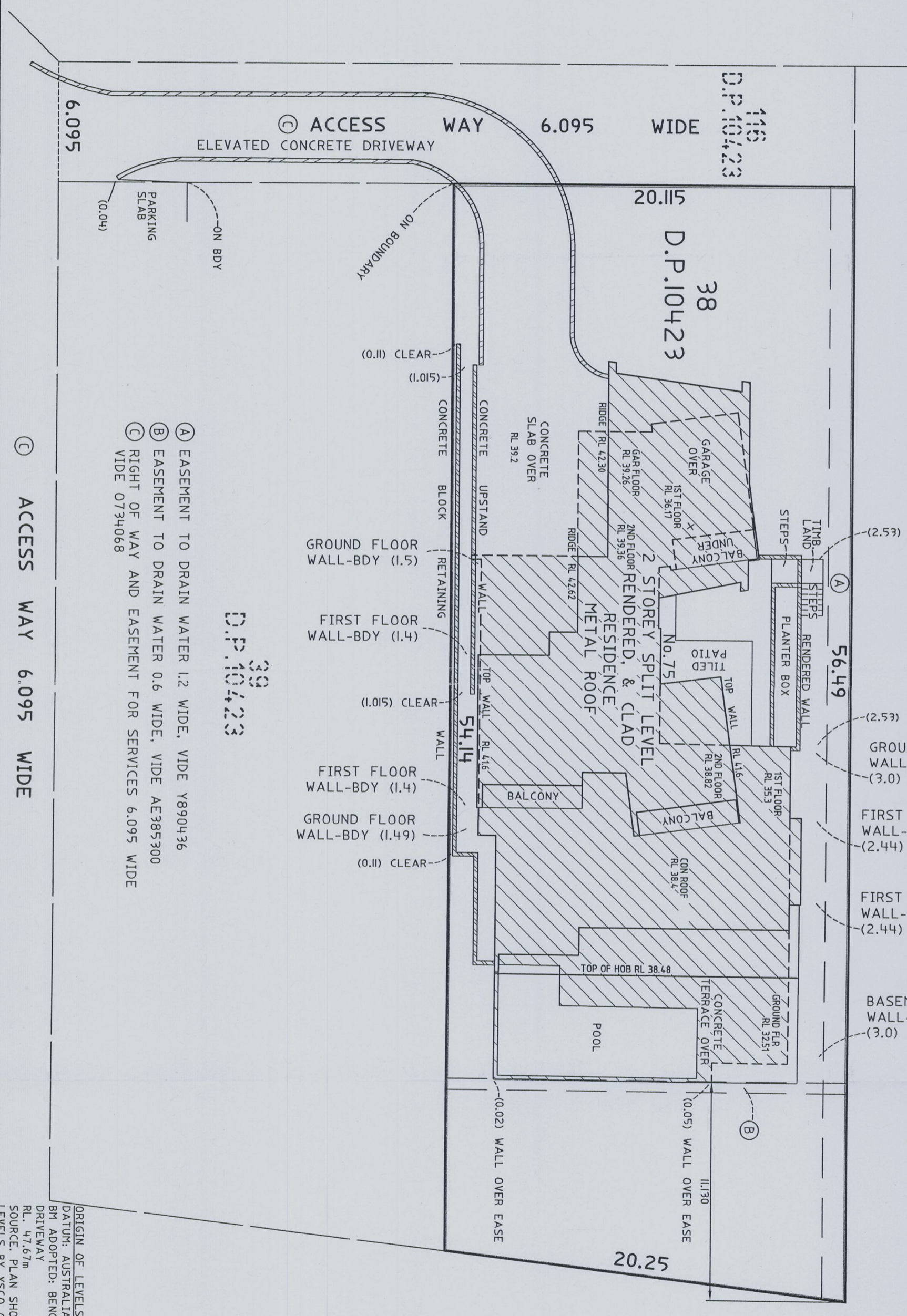
Ph: 02 6944 2043 Fax: 02 6944 2883

Email: gundagai@cmssurveyors.com.au



North

371
D.P. 531048



- (A) EASEMENT TO DRAIN WATER 1.2 WIDE, VIDE Y890436
- (B) EASEMENT TO DRAIN WATER 0.6 WIDE, VIDE AE385300
- (C) RIGHT OF WAY AND EASEMENT FOR SERVICES 6.095 WIDE VIDE O734068

(C) ACCESS WAY 6.095 WIDE

SURVEY SKETCH

1	FIRST ISSUE	05/06/12
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REGISTERED SURVEYOR

C.M.S. Surveyors Pty. Ltd.
 GMS SURVEYORS
 A.C.N. 096 240 201
 PO Box 463 Dee Why NSW 2099
 1/32 Campbell Avenue, Dee Why NSW 2099
 Phone: (02) 9971 4802 Fax: (02) 9971 4822
 E-mail: info@cmsurveyors.com.au

THIS IS PAGE 2 OF MY REPORT DATED 05/06/12	
SURVEY INSTRUCTION	NOT TO SCALE
4097A	DATE OF SURVEY 23/05/12
DRAWING NAME	ISSUE
4097Acomp 75	1
CAD FILE	
4097Acomp\75_1.dwg	

ORIGIN OF LEVELS:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 BM ADOPTED: BENCH MARK CUT IN DRIVEWAY
 RL. 47.67m
 SOURCE: PLAN SHOWING DETAIL AND LEVELS BY YSCO GEOMATICS, REF:9980/1

BARRENJOEY WATERPROOFING SERVICES

Office; 02 89190063 Mobile 0401032084

Mailing address; 61 Kevin Avenue Avalon 2107

DA No.....

CC No.....

WA-1 COMPONENT CERIFICATE COMPLETION OF WET AREAS

Property.....75 Bungan Head Road Newport 2106.....

I Christopher Hopkins of Barrenjoey Waterproofing Services being a qualified waterproofer, my qualifications being License No 128851c, hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of development consent. Australian Standards 3740-2004.

Further, I am appropriately qualified and experienced to provide the certification for this project.

16 Feb 2012



Christopher Hopkins

Seven internal wet areas. Five bathrooms. Laundry. WC

Four decks. One roof top. One planter box.

Materials. Tremco TP 90. Tremco 350/351. Tremco NEM. Tremco 201/60R.

.....
council use only

Records officer; Received by.....Date.....
And placed on file.

A.B.N 21 379040926 Lic.No.128851c
e-mail barrenjoeywp@optusnet.com.au



ABN: 60 078 216 001 Licence No. 170556C

T 02 9979 6462 | F 02 9979 7189
24 Calvert Pde, Newport Beach NSW 2106
rob@musgroveconstructions.com.au
www.musgroveconstructions.com.au

10/2/2012

Client Mr. Paul Hain

Address 75 Bunganhead Road Newport

Project New Residence

Final Certificate

Musgrove Constructions were engaged to build the home at 75 Bunganhead road. Newport. Our company certify that the home was built in accordance with plans specifications supply buy Rowan Stewart Design Services. All the relevant inspections were done by Greg Hough from Get Certified, and Lucas Malloy from Barrenjoey Structural Engineers. Our company has no involvement with the EPA areas through out the project. The building has been Built in accordance to the Australian standards.

Regards,

Rob Musgrove

Musgrove Constructions.



Master
Builders
Association
MEMBER
MASTER BUILDER. BETTER BUILDER

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 1794601

CUSTOMER DETAILS

Name	Paul Hain		
Site Address	NEWPORT 75 Bungan Head Rd		
Cross Street	Myola	Postcode	2106

Telephone Contact

Meter No:

NMI (if applicable)

INSTALLATION WORK DETAILS

Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Installation | <input type="checkbox"/> Network connection or metering |
| <input checked="" type="checkbox"/> Additions or alterations to a switchboard or associated equipment | <input type="checkbox"/> Defect Rectification No: |

DETAILS OF EQUIPMENT

Describe the equipment and estimate load increase of the work affected by this Notice. If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input checked="" type="checkbox"/> Switchboards			ACNG ELECTRICS HAVE TAKEN OVER THIS JOB. All works tested prior to new electrician and tested okay
<input checked="" type="checkbox"/> Circuits			
<input checked="" type="checkbox"/> Lighting			
<input checked="" type="checkbox"/> Socket-outlets			
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by:

Chris Davison

Licence No:

225892C

TEST REPORT

Indicate the relevant tests and checks that have been performed on the work. If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input type="checkbox"/> Insulation resistance $M\Omega$	<input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply
<input type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input checked="" type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: Chris Davison

Licence No:

225892C

Signature: *CDAD*

Date of Testing:

213/12

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name: Chris Davison

Licence No:

225892C

Signature: *CDAD*

Date of Notice:

213/12

Address: 33 Cook Terrace, Manly Vale.

Telephone No. or Other Contact

0411 065 236

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:

Date

Comments:





33 Cook Terrace Mona Vale 2103
p. 0411 065 236
f. 02 9913 3863
e. info@adeptinstallations.com.au
Lic 225892C ABN 83 119 425 339

SMOKE DETECTORS

Date 14-3-12

The Local Council P: #water Council

Regarding the premises at 75 Bungah Head Rd, Newport.

This is to certify that the new building work at the above address has been fitted with 5 smoke detectors (connected to the electrical power supply) as per part 3.7.2 of the Building Code of Australia and AS3786, and each are equipped with a battery backup.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Davison', with a small 'P' written below it.

Chris Davison



ALUMINIUM & GLASS CONSTRUCTIONS Pty, Ltd.

A.C.N 059 835 415

A.B.N. 12 750 363 186

B.S.C. LICENCE 51184C

UNIT 6 – 49 LEIGHTON PLACE,
HORNSBY 2077.

TELEPHONE 02 9482 1897
FAX 02 9476 5031
EMAIL angconstructions@bigpond.com

9 February 2012

GLAZING CERTIFICATE

PAUL HAIN
141 GEORGE ST
SYDNEY 2000

RE: 75 BUNGAN HEAD RD, NEWPORT

THIS IS TO CERTIFY THAT ALL GLAZING TO THE ALUMINIUM WINDOWS AND DOORS SUPPLIED BY ALUMINIUM AND GLASS CONSTRUCTIONS AT THE ABOVE PROPERTY HAS BEEN SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED AND TO AUSTRALIAN STANDARDS AS 1288 – 2006.

SINCERELY YOURS

RICK ELLIOTT

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

Development Application for MR PAUL HAIN
Name of Applicant

Address of site 75 Bungam Head Road, Newport

Declaration made by geotechnical engineer on completion of the Development

I, Geoff Young in behalf of Douglas Partners Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 8 May 2012
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 August 2009 referred to below.

Geotechnical Report Details:

Report Title: Proposed New OA for Residence - 75 Bungam Head Road, Newport
Report Date: 5 August 2009
Author: David Murray of Douglas Partners (PROJECT 37528.01)

- we* reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- we* 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.
- we* have inspected the site during construction and to the best of my knowledge, ^{*we are*} I am satisfied that the development referred to in the development consent D.A. NO349/09 dated 28/8/09
(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 Table 3 on page 6 of above report
(copy attached)

Signature Geoff Young
Name Geoff Young
Chartered Professional Status BE, MEngSc, FIE Aust, CPENG, NPER
Membership No. 98650

75 Bungan Head Road

Table 3 – Recommended Maintenance and Inspection Program

Structure	Maintenance/Inspection Task	Frequency
Stormwater drains, tanks pipes and pits – including stormwater pipe across easement on 75 Bungan Head Road	Owner to inspect and ensure that the drains, pipes and pits are free of debris & sediment build-up. Clear surface grates of vegetation/litter build-up.	Every year or following each significant rainfall event.
Headwall and gabion basket at stormwater outlet above bluff crest	Owner to inspect structure for deviation from as-constructed condition or for undermining by stormwater erosion.	Every two years or following each significant rainfall event.
Retaining walls supporting the slope	Owner to inspect walls for deviation from as-constructed condition or rotting of timbers.	Every two years or following each significant rainfall event.
General inspection of coastal bluff	Owner to inspect area between pool and crest of bluff for any evidence of open joints which could indicate potential collapse. (Note: no such jointing was evident during the current assessment)	At least every five years.

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
abn 13124694917 acn 124694917

11th April 2014

P. Hain
73 Bungan Head Rd
Newport
NSW 2106

**ONSITE STORMWATER DETENTION SYSTEM
75 BUNGAN HEAD ROAD NEWPORT
Job No 091201**

Barrenjoey Consulting Engineers Pty Ltd inspected the onsite stormwater detention system at the above property address and are satisfied the system is operating in accordance with the intention of the plans issued by this office (noting concession in OSD volume calculated from excessive retention volume) and Section 5.8 of Pittwater 21DCP.

Should further information regarding this matter be required please contact our office as outlined below.

Regards
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



Per
Lucas Molloy (Director)
BE CPEng NPER

PO Box 672
Avalon NSW 2107
P: 9918 6264 M: 0418 620 330
E: lucasbce@bigpond.com



From: André Olson Geraint Forbes Mark Schuitz

To: Paul

Position: Owner

For:

Action

Information

Subject: 75 Bungan Head Road Bungan Beach

Number of Pages: 2

Date: 1.02.12

Revegetation works were required as part of a development at 75 Bungan Head Road Bungan Beach.

CERTIFICATION

Revegetation works were carried out in accordance with the instruction of the owner. All seed was of local provenance and seed was all collected from native Bushland from the property. The ecological community type being restored and expanded is Coastal Clay Heath and Themeda Grasslands (EEC)

REVEGETATION WORKS

Below is the revegetation schedule for planting 75 Bungan Head Road Bungan Beach.

Botanical Name	Number Planted
<i>Dianella caerulea</i>	400
<i>Themeda australis</i>	600
<i>Lomandra longifolia</i>	400
<i>Gahnia melonocarpa</i>	400
<i>Carpobrotus glaucescens</i>	150
<i>Acacia myrtifolia</i>	20
<i>Leptospermum laevigatum</i>	50
<i>Kunzea ambigua</i>	30
<i>Allocasuarina distyla</i>	30
<i>Banksia integrifolia</i>	20
<i>Acacia suaveolens</i>	30
<i>Grevillea sericea</i>	20
<i>Actinotus helianthi</i>	20
<i>Viola hederifolia</i>	300
<i>Acacia terminalis</i>	30
Total	2500

1. Plants were frequently irrigated post planting
2. The replanted area will be maintained



Plants were grown up by Australian Ecoflora 161 Grono Farm Rd Wilberforce NSW 2756 NSW PH: 0245 799 145 MOB 0431 835 476 FAX: 02 45 799146. This nursery is a native plant specialist nursery and the seed was all sourced from the site. Plants were installed on the 31st of January 2012.

An area that was translocation of *Themeda grasslands* done by others appeared unsuccessful. As it was dominated by weeds, in particular Asparagus Fern, Lantana and Small-Leaf Privet. These weeds were removed by others. What remained prior to planting was an area of mulch. This has now been planted with local native species (propagated from seed collected from the property). 30 Canopy and shrubs (as per revegetation schedule) 200 *Themeda australis* and 150 *Carpobrotus glaucescens* were planted at 5 plant per m² per to revegetate the failed translocation area.

Full Name: André Olson
Qualifications: BSc. (Aquatic Science)
Company: Dragonfly Environmental

Kind Regards,

A handwritten signature in black ink, appearing to read 'A. Olson', is written over a horizontal line.

André Olson
Project Manager
DRAGONFLY ENVIRONMENTAL

A count/property/Rate No.

--	--	--	--	--	--	--	--	--	--	--	--	--

**LICENSEE'S CERTIFICATE OF COMPLIANCE
 - for Plumbing and Drainage Work**

Serial No E

471269

Please supply requested information fully and neatly to ensure the prompt issue of the permit

PROPERTY & OWNER DETAILS

House No Lot No Street Suburb
 Municipality/Shire Postcode Nearest Cross Street
 Owner's Name Full Address

LICENSEE'S DETAILS

Full Name Address for Notices Phone No.
 Qualified Supervisor No. Expiry Date Contractor/Company/Partnership Licence No. Expiry Date

WORK OF WATER SUPPLY/METER DETAILS

Size of Drilling/No. Size of pipework Main to Meter or Main Size-Size of Tee to be cut into Main Size of Valve
 Reference No. Size of Meter Meter No. Drilling Date/Time Office Issued from

Full Description of Work/Affixed meter or returned Meter and List the Number of Fittings to be Connected:

- Carry out work of Water Supply
- Install Irrigation system
- On-site water services where a reticulated water supply is installed
- Install/Commission/Maintenance of Thermostatic Mixing Valve
- Draw water from Water Utilities supply, standpipe or sell water so drawn
- Install, alter, disconnect or remove a meter connected to service pipe.....
- Install, alter, disconnect or remove a backflow prevention device

CONTAINMENT ZONE INDIVIDUAL

Fittings to be Connected	Number Existing	Number proposed	Connected to Drinking Water	Connected to Non-Drinking Water
W.C				
Basin				
Bath				
Shower				
Kitchen				
Laundry				
Other (Specify)				
Irrigation System				

WORK OF SANITARY/PLUMBING/DRAINAGE AND STORMWATER

Give full description of work and list the number of fittings to be connected

- Carry out work of sanitary plumbing/drainage
- Carry out work of Stormwater drainage
- Connection to Sewer
- Sewer Disconnection
- Connection to stormwater system
- Carry out Trade Waste work.....

Trade Waste Permit Number

Fittings to be Connected	Number Existing	Number proposed
W.C		
Basin		
Bath		
Shower		
Kitchen		
Laundry		
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid Amount \$ Receipt No. Building Fee Receipt No.
 Authorising Officer Office/Agency Drainage No/Date

Date of Commencement of Work Estimated Date of Completion Signature of Contractor

1. In respect of authorised work carried out by me at the abovementioned property I certify that:
 - (i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;
 - (ii) The work has been installed using only authorised pipes, fittings and fixtures;
 - (iii) The completed work has been tested as required by the local Authority and has passed such test;
 - (iv) In my opinion the work complies with the relevant Local Authorities Act, By-Laws and Codes of practice;
 - (v) Meter No. _____ that was fixed;
 - (vi) The work was completed on
2. If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector/or any time specified by the Local Authority.

This copy is to be forwarded to the owner/Agent within two (2) working days of being completed

Signature of Contractor

**PRE-FINAL SELF-CERTIFICATION FORM FOR
APPLICANTS/BUILDERS/PRINCIPAL CONTRACTORS**

This form is to be completed and submitted to **Greg Hough of Get Certified Building Services Pty Ltd** with a request for either a final inspection and/or an application for an Occupation Certificate for all 'BASIX' affected buildings.

Construction or Complying Development Certificate Number:- CC100047.1 ~~CC100047~~

I Paul Hair (name)

Of 75 Bungah Head Rd Newport (address)

Being the applicant/~~builder/principal contractor~~ (cross out those not applicable)

I hereby certify that I have inspected the building work and installations relative to the attached BASIX certificate number ~~263993S~~ on 21/6/13 and that the building is completed and ready for a final inspection. 263993S

I hereby certify that all of the BASIX commitments made on aforementioned BASIX Certificate have been met, all necessary fittings installed, and all necessary works completed in accordance with the prescribed requirements and the approved plans and specifications.

Signature Paul Hair

Date 21/6/2013

BASIX Completion Receipt

Receipt no.: CR-805150-263993S

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: Monday, 12/05/2014



Principal certifying authority

Name: Greg Hough
Accreditation scheme: BPB
Accreditation number: 0186

Final Inspection

Date of final inspection: Monday, 12/05/2014

BASIX Certificate details

BASIX Certificate no.	263993S
Project name	75 Bungan Head Road, Newport
Street address	75 Bungan Head Road
Suburb	Newport
Postcode	2106
Local Government Area	Pittwater Council