

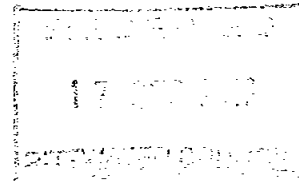


**tom miskovich
& associates**

Our Ref: C-04-127-2

16 September 2010

The General Manager
Pittwater Council
P.O Box 882
MONA VALE NSW 1660



Dear Sir or Madam,

**Re: Final Occupation Certificate (House)
137 Riverview Road, Clareville
Development Consent No. N1004/02**

We refer to our engagement in respect of the above and enclose the Final Occupation Certificate for such in accordance with the provisions of Clause 151 of the Environmental Planning and Assessment Regulation 2000.

Please find enclosed a cheque for \$30.00 being the regulated registration fee for the above as detailed in Clause 263 of the Environmental Planning and Assessment Further Amendment (Quality of Construction) Regulation 2004. It would be appreciated if a receipt in this regard could be forwarded to our firm as soon as possible.

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

Yours faithfully,

Tom Miskovich
Tom Miskovich & Associates Pty Ltd
Encl.

\$30 PRVC 17/9/10
REC: 288314

accredited building certifiers ~ building regulation consultants ~ fire safety specialists

ABN 93 094 366 873 Suite 8/293-299 Pennant Hills Rd, Thornleigh NSW 2120
PO Box 4339 Thornleigh NSW 2120 Ph 02 9484 6999 Fax 02 9484 3400 Email admin@tm-a.com.au



COPY

**Final Occupation
Certificate**

Roger & Sue Ellen Jones

**Construction of a new
dwelling**

**137 Riverview Road,
Clareville**

**Reference No: C-04-127-2
Dated: 16 September 2010**

accredited building certifiers building regulation consultants fire safety specialists

ABN 93 094 366 873 Suite 8/293-299 Pennant Hills Rd, Thornleigh NSW 2120
PO Box 4339 Thornleigh NSW 2120 Ph 02 9484 6999 Fax 02 9484 3400 Email admin@tm-a.com.au

Final Occupation Certificate C-04-127-2

Applicant

name: Roger & Sue-Ellen Jones C/- Warwick Werner Architect Pty Ltd
address: 4 Wanawong Road, Careel Bay 2107
phone no: 9918 5455 fax no: 9918 5462
mobile: email:

Owner

name: Roger & Sue-Ellen Jones
address: 137 Riverview Road, Clareville NSW 2107
phone no: fax no:
mobile: email:

Property details

address: 137 Riverview Road, Clareville
lot, d.p, s.p, vol, fol:

Description & value of development

description of works: Construction of a new dwelling
value of works: \$356,000.00

Details of development consent

Consent authority

name: Pittwater Council

Development consent

development consent no: N1004/02 date of determination: 9 February 2004
N1004/02/S96/1 17 September 2009

details of construction certificate

cc no: C-04-127-1 date issued: 24 March 2005 certifier: Tom Miskovich

Final Occupation Certificate C-04-127-2

Final occupation certificate

I, certify that;

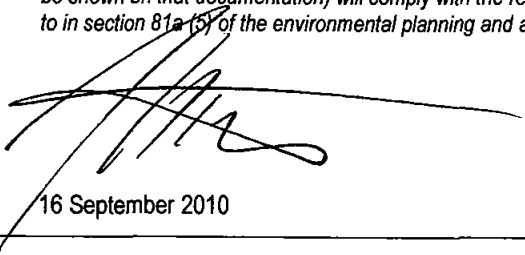
- ☒ a current development consent is in force for the building
- ☐ a current complying development certificate has been issued for the development
- ☒ a current construction certificate has been issued with respect to the plans and specifications for the building
- ☐ a current complying development certificate 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
- ☐ a fire safety certificate has been issued for the building
- ☐ a report from the commissioner of fire brigades has been considered.

Certifying authority

name: Tom Miskovich
accreditation no: BPB 0270
address: P.O. Box 4339, THORNLEIGH NSW 2120
phone no: 02 9484 6999
project building surveyor for enquires: Tom Donohoe

certificate: *I certify that the work if completed in accordance with the documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of this regulation as referred to in section 81a (5) of the environmental planning and assessment act 1979*

signature:



date of determination: 16 September 2010

This certificate has been issued on the basis of third party certification received that can be found in the annexures as detailed below

Attachments

occupation certificate application details	annexure 1
other supporting documentation (clause 151 (2) (b) & (e) ep & a reg 2000)	annexure 2
schedule of critical stage inspections clause 151 (2) (d) ep & a reg 2000)	annexure 3



Annexure 1

Certificate Application Details

Interim Occupation Certificate Documentation
Certificate Number – C-04-127-2
Premises – 137 Riverview Road, Clareville

certificate application form

tom miskovich
& associates
pty ltd

acn 094 366 873
abn 93 094 366 873

1. Service Requested

I/We the undersigned hereby make application to tom miskovich & associates pty ltd to undertake the following service:

(Place a cross in the box next to the service sought)

- ☒

The issue of a Construction Certificate.
- ☒

The modification (under clause 148 of the EP & A Regulations 2000) of previously issued Construction Certificate
- ☐

The issue of a Complying Development Certificate.
- ☒

The issue of an Occupation Certificate for ☒ interim, ☒ final, ☐ change of use, ☐ occupation/use of a new building.
- ☒

To appoint Tom Miskovich, Planning NSW Accreditation No. 2024, as our "Principal Certifying Authority".
- ☒

To have staff of tom miskovich & associates pty ltd to undertake critical stage inspections of the proposed building works as nominated by them during the certification process.

RECEIVED
21 MAR 2005

2. Details of the applicant (note: the applicant must be the person who has the benefit of the development consent)

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

ROGER & SUE-ELLEN

Family name

JONES

Company/Organisation

c/- WARWICK WERNER ARCHITECT PTY LTD

email
tma@tm-a.com.au

Flat/street no.

4

Street name

WANAWONG ROAD

Suburb or town

AVALON BEACH

State

NSW

Postcode

2107

Daytime telephone

c/- 9918 5455

Fax

c/- 9918 5462

Mobile

Email

c/- arkitec@netspace.net.au

all correspondence:

p.o. box 189
pennant hills
nsw 1715

3. Identify the land

Flat/street no.

137

Street name

RIVERVIEW RD.

Suburb or town

CLAREVILLE

Postcode

2107

Lot no.

9

Section

DP/MPS no.

19402

Volume/folio

sydney

8 albion street
pennant hills
nsw 2120

ph 02 9484 6999
fax 02 9484 3400

4. Estimated cost of the development

\$ including GST

bowral

ph 02 4862 5550
fax 02 4862 5551

certificate application form

5. Describe the development

What type of work do you propose to carry out?

- Building work ☒
Subdivision work ☐

Describe the work

ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

For building work, what is the class of the building under the Building Code of Australia?

1 a

This can be found on the development consent

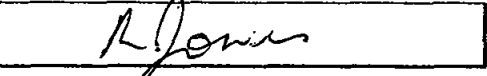
6. For purposes of an Occupation Certificate

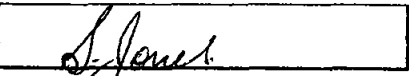
Development Consent Number: N1004/02	Date Consent Determined 09 FEBRUARY 2004	Consent Authority (Local Government) PITTWATER COUNCIL
Construction Certificate Number: 	Date Construction Certificate Issued 	Accredited Certifier / Consent Authority Tom Miskovich, Planning NSW 2024
Complying Development Certificate Number: -	Date Construction Certificate Issued -	Accredited Certifier / Consent Authority -

7. Signatures

The owner(s) of the land must sign this application.

As the owner(s) of the above property, I/we consent to this application:

Signature

Name
ROGER JONES
Date
21/6/04

Signature

Name
SUE-ELLEN JONES
Date
21-6-04

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

Date

In what capacity are you signing if you are not the applicant


certificate application form

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

3
293.74 m ²
935.8 m ²

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new building(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

1
1
1

Yes	☐	No	☒
Yes	☐	No	☒
Yes	☐	No	☒

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code				
Brick (double)	☐	11	Tiles	☐	10	Concrete or slate	☐	20	Timber	☒	40
Brick (veneer)	☐	12	Concrete or slate	☐	20	Timber	☒	40	Steel	☒	60
Concrete or stone	☐	20	Fibre cement	☐	30	Other	☐	80	Aluminium	☐	70
Fibre cement	☐	30	Steel	☒	60	Not specified	☐	90	Other	☐	80
Timber	☐	40	Aluminium	☐	70				Not specified	☐	90
Curtain glass	☐	50	Other	☐	80						
Steel	☒	60	Not specified	☐	90						
Aluminium	☐	70									
Other	☐	80									
Not specified	☐	90									



Annexure 2

Other supporting documentation

Interim Occupation Certificate Documentation
Certificate Number – C-04-127-2
Premises – 137 Riverview Road, Clareville

CHARTERED ARCHITECT
LANDSCAPE ARCHITECT

WARWICK WERNER ARCHITECT

PTY LIMITED ACN 077 722 779
NSW ARCHITECT REGISTRATION 3507
4 WANAWONG RD AVALON BEACH
NSW AUSTRALIA 2107
Telephone 02 9918 6455
Facsimile 02 9918 5462
Mobile Phone 0402 038 109
Email wernerdesign@avalonbeach.nsw.au

10 August 2009
Ref RSJ-PC-WW-13 wpd

The General Manager,
Pittwater Council
2nd Floor, Unit 11, 5 Vuko Place
MONA VALE NSW 1660

Dear Sir,

Re **PROPOSED NEW RESIDENCE AND GARAGE, 137 RIVERVIEW RD, AVALON
SECTION 96 MODIFICATION TO DA N1004/02 CONSENT DATED 03 FEBRUARY 2004
RESULTING FROM SUBSEQUENT CONSENT TO DA N0071/09 DATED 26 MAY 2009**

Further to our letter of 20 July 2009 making application for a modification under Section 96 of the E P & A Act to the above Development Consent N1004/02 dated 03 February 2004 we write to clarify the position that the requested modification does not involve any changes to work as shown on the original application documents and is required solely to remove Condition B27 from the original Development Consent

Condition B27 of the original DA Consent N1004/02 should have been removed by the Council at the time it granted Consent to the Development Application N0071/09 as this new application superceded the work required by Condition B27

Yours faithfully,
WARWICK WERNER ARCHITECT PTY LTD



WARWICK WERNER

CHARTERED ARCHITECT
LANDSCAPE ARCHITECT

WARWICK WERNER ARCHITECT

PTY LIMITED ACN 077 722 779
NSW ARCHITECT REGISTRATION 3607
4 WANAWONG RD AVALON BEACH
NSW AUSTRALIA 2107
Telephone 02 9918 5455
Facsimile 02 9918 5462
Mobile Phone 0402 038 109
Email wernerdesign@avalonbeach.nsw.au

20 July 2009
Ref RSJ-PC-WW-12 wpd

The General Manager,
Pittwater Council
2nd Floor, Unit 11, 5 Vuko Place
MONA VALE NSW 1660

Dear Sir,

Re **PROPOSED NEW RESIDENCE AND GARAGE, 137 RIVERVIEW RD, AVALON
SECTION 96 MODIFICATION TO DA N1004/02 CONSENT DATED 03 FEBRUARY 2004
RESULTING FROM SUBSEQUENT CONSENT TO DA N0071/09 DATED 26 MAY 2009**

Further to our letter 07 July 2009 and the Council's response 16 July 2009 we wish to make application for a modification under Section 96 of the E P & A Act to the above Development Consent N1004/02 dated 03 February 2004. The proposed modification does not significantly alter the approved development and is required for the reasons outlined below.

Consent to Development Application No N1004/02 for the construction of a new dwelling on the above property was granted on 03 February 2004. This application did not apply for any work to the existing driveway or garage, however Condition B27 of the Consent required that street levels be obtained from the Council and that these levels be incorporated into and attached to design plans for the access and internal driveway. These levels were obtained from Council, refer included letter 05 March 2004, which advised that the vehicle access profile MLLS was required. This profile, when used in conjunction the street levels, has proved to be unworkable in providing access to the existing driveway and garage with the best achievable levels being approximately 1000mm above the existing garage slab level. Consequently a new garage and vehicle access is required and street levels have been obtained for this, refer included letter 23 February 2009.

A separate Development Consent N0071/09 has now been granted for the construction of a new driveway and garage. This work will supercede the work proposed to comply with the Condition B27 of the original consent and included in the Construction Certificate issued by Tom Miscovich & Partners Pty Ltd, the certifiers for the project. As the residence has now been completed we are advised by Tom Miscovich & Partners Pty Ltd that in order for them to complete the Occupation Certification they require notification from the Council lifting the requirements of Condition B27 of the original consent subject to the completion of the garage and driveway as approved in Development Consent N0071/09. This will enable them to issue an interim Occupation Certificate so that the house may be legally occupied until the garage and driveway are completed and a final Occupation Certificate can be issued.

Yours faithfully,
WARWICK WERNER ARCHITECT PTY LTD



WARWICK WERNER

RECEIVED
27 AUG 2010

BY:-----

P.O. Box 647,

AVALON BEACH, N.S.W. 2107

27/8/2010

Re Construction of 137 Riverview Rd. Clareville.

TOM MISKOVICH & ASSOCIATES

Attn Mr. T Donohoe.

Dear Tom,

I would like to advise you that the piers on this site were individually and painstakingly dug by hand on this steeply sloping site and after inspection by the Geotechnical Engineer (Mr. Jack Hodgson) and armature approval by the Structural Engineer (Mr. Angelo D'Ambrosio) these piers were immediately completed.

The footings for the retaining walls are integral with the slabs and completed at the same time.

The slabs for bath , laundry and entry were constructed under similar limitations and again necessitated immediate cement pours to preserve the integrity of the details after inspection by the Geotechnical and Structural Engineers. The threat of rain on this site was extreme as water flow could not be diverted away from the construction area.

I apologise to Mr. Donohoe that It was not possible to give the usual several days notice.

Yours Sincerely,



Roger Jones.

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV.MIS.AUST.)

TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
EMAIL: pkeensvy@bigpond.net.au
ABN 56 214 809 862

P.O.BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: ... 14th May 07
REF: ... 6702RH

R Jones
137 Riverview Road
AVALON, 2107.

In accordance with your instructions we have taken measurements to determine the heights of the floors and roof ridge of the recently constructed residence at 137 Riverview Road, Avalon..

The heights are...

Floor level one	RL 15.63 AHD
Floor level two	RL 18.33 AHD
Floor level three	RL 21.06 AHD
Roof line	RL 23.46 AHD
Ridge level	RL 25.58 AHD


Paul Keen.



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Roof Ridge Levels

RL-1

I PAUL KEEN of PAUL KEEN & CO.
(Name) (Business)

at P.O. BOX 175
NEWPORT 2106 (Mailing Address)

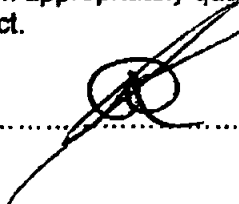
being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR.

hereby certify that the roof ridge levels ~~comply with the levels nominated on the approved plans~~
~~or by any condition of Development Consent.~~

ARE AS SHOWN IN MY REPORT DATED 14/05/07

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

Signature 

Date 14/05/07



Pittwater Council

Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Excavation and/or Filling

EX-1

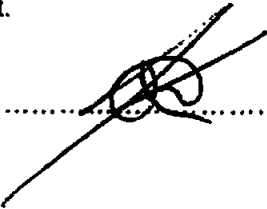
I PAUL KEEN (Name) of PAUL KEEN & CO. (Business)
at P.O. Box 175 (Mailing Address)
NEWPORT 2108

being registered surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the site excavation and/or filling (including around those trees nominated on the approved plan as being retained) has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

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

Signature 

Date 14/05/07



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Subsequent Floor Levels

FL-2

I PAUL KEEN of PAUL KEEN & CO
(Name) (Business)

at P.O. BOX 175
NEWPORT 2106 (Mailing Address)

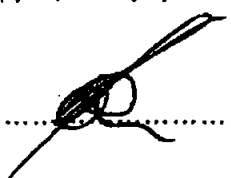
being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the subsequent floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent.

ARE AS SHOWN IN MY REPORT DATED 14/05/07

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

Signature 

Date 14/05/07



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Ground Floor Levels
FL-1

I PAUL KEEN of PAUL KEEN & CO
(Name) (Business)

at P.O. BOX 175
NEWPORT 2107 (Mailing Address)

being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the **ground floor levels** ~~comply with the levels nominated on the approved plans or by any condition of Development Consent.~~

ARE AS SHOWN IN MY REPORT DATED 14/05/07
Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature [Signature] Date 14/05/07

ADAM CLERKE SURVEYORS PTY LTD

incorporating **PAUL KEEN & COMPANY**
LAND & ENGINEERING SURVEYORS
Adam Clarke **BSURV (Hons) USQ (REG'D SURV. M.L.S.AUST.)**

TEL: 9918-4111/9997-3088
FAX: 9918-4011/9997-8991

SURVEY REPORT

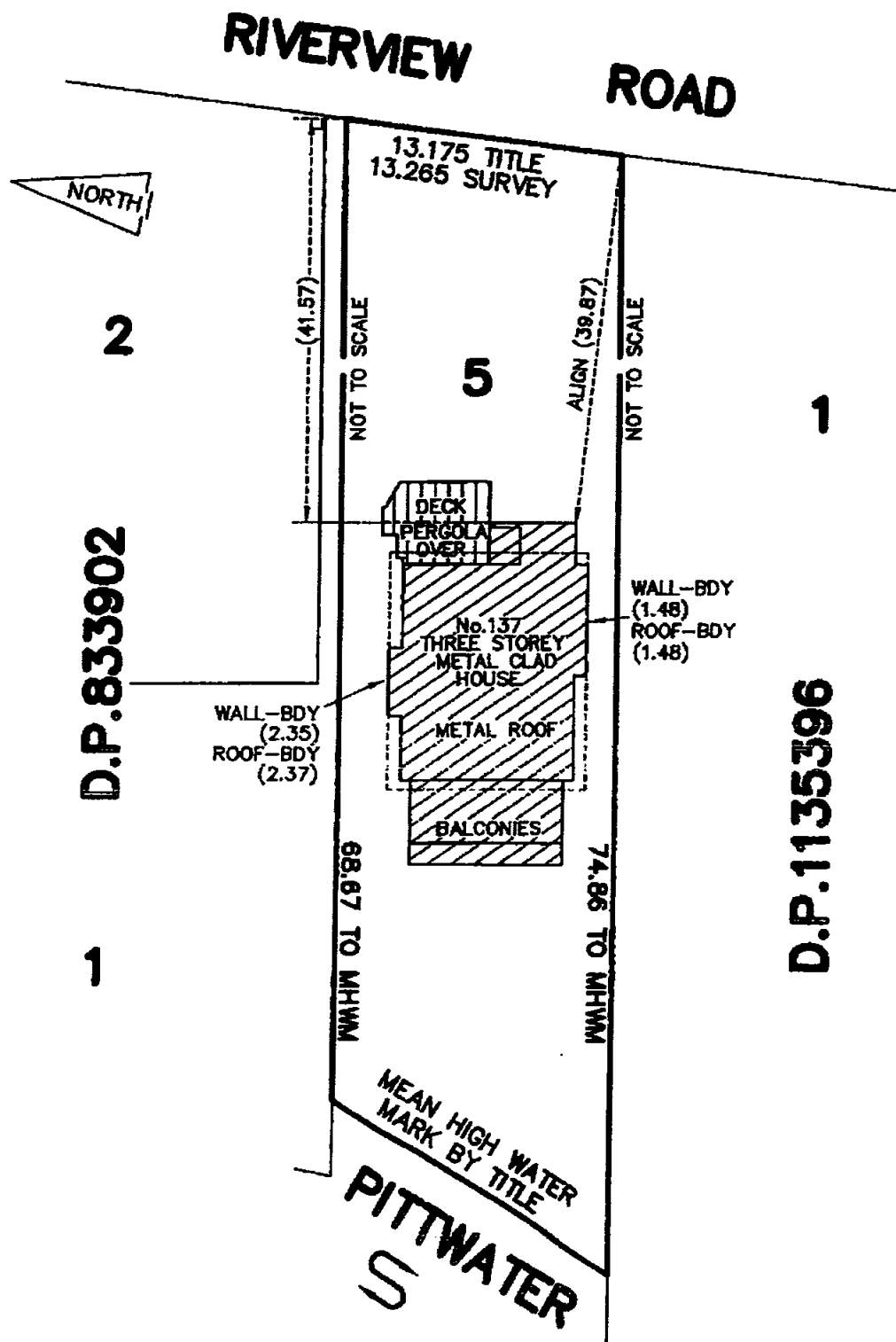
E-MAIL: pkeensvy@bigpond.net.au

SKETCH SHOWING POSITION OF
THREE STOREY METAL CLAD HOUSE.
No.137 RIVERVIEW ROAD, AVALON.

P.O.BOX 175
NEWPORT 2106.
38 KEVIN AVENUE,
AVALON 2107.

DATE: 30th July 09
REF: 6702D

Adam Clerke





D'Ambrosio Consulting Pty Ltd
ACN 058 635 822 Structural Engineers
Suite 4/153 Victoria Road Gladstone
PO Box 251 Gladstone NSW 1675
Tel (02) 9879 5577 Fax (02) 9879 5588
Email: dambrosioconsulting@bigpond.com

Ref: S4443

5 July, 2010

The General Manager
Pittwater Council
Administrative Offices
P.O. Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

Re: 137 Riverview Rd, Clareville - Certificate Of Structural Adequacy (New Home & Garage Structure).

This letter is to certify to council that I have made progressive inspections of the structural elements associated with the construction of the new residential building and garage at 137 Riverview Rd, Clareville, including garden retaining walls, pathways, piers, handrails & balustrades, structural steelwork, reinforcement placement to all concrete elements, founding material, timber framing and bracing. I can confirm that new pier footings upon which the new structures have been constructed have been founded into the underlying bedrock. I have checked the erection of the structural steel and timber framing, and are satisfied that the works have been constructed in accordance with the approved details shown on the structural drawings.

The balustrades have been checked, and all comply with the minimum requirements of the Building Code Of Australia. At the western (internal) end of the garage parking space, the balustrade has been designed to resist the minimum impact force of an "out of control" vehicle hitting it, and to prevent the vehicle from passing it. The balustrade is anchored to the structural steel floor framing, which has been designed to support the worst case load conditions.

The new works have been constructed and comply with the following Australian Standards:

AS3600 - Concrete Structures Code
AS4100 - Steel Structures Code
AS1684 - Timber Framing Code
AS1170 - Australian Loading Code.

If the reader has any questions, or needs further information, please contact the undersigned. This office carries professional indemnity insurance which is current until June, 2011 and renewable annually.

Yours faithfully

Angelo D'Ambrosio B.E.(Hons) MIEAust
D'AMBROSIO CONSULTING P/L

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation
Certificate or Subdivision Certificate

Development Application for	<u>R & S JONES</u> Name of Applicant
Address of site	<u>137 RIVERVIEW ROAD, CLAREVILLE</u>

RECEIVED
8 JUN 2010

Declaration made by geotechnical engineer on completion of the Development

I, BEN WHITE on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

BY: _____

on this the 3RD JUNE, 2010

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

Geotechnical Report Details:

Report Title: **RISK ANALYSIS & RISK MANAGEMENT FOR PROPOSED HOUSE AT 137 RIVERVIEW ROAD, CLAREVILLE VO 207188**

Report Date: **2ND OCTOBER, 2003**

Author : **JACK HODGSON**

Author's Company/Organisation: **JACK HODGSON CONSULTANTS PTY LTD**

- ☒ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. dated 6TH DECEMBER, 2002

D.A. No. N1004/02 Date consent given 9TH FEBRUARY, 2004

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

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

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

N/A

Signature	<u></u>
Name	<u>BEN. WHITE</u>
Chartered Professional Status	<u>MScGEOLAusIMM</u>
Membership No.	<u>222757</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Footings/Slabs/Piers/Retaining Walls

FN-1

I ANGELO DAMBROSIO of DAMBROSIO CONSULTING PTY LTD
(Name) (Business)

at 4/153 VICTORIA RD
GLADESVILLE (Mailing Address)

being an:

- ☐ accredited certifier
☒ practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

B.E. (Hons) CIVIL

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

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

Signature

Angelo Dambrosio

Date

13th Aug 69

BE (Hons)
MIE Aust
NPER3 (Struct)



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

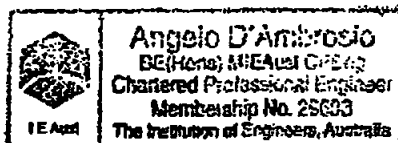
Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Balustrading Adequacy
BA-1

I, ANGELO D'AMBROSIO of D'AMBROSIO CONSULTING P/L
(Name) (Business) (STRUCTURAL ENGINEERS)
at 4/153 VICTORIA ROAD
GLADESVILLE (Mailing Address)

being an:

- ☐ accredited certifier
☒ structural engineer



with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

Bachelor of Engineering (Civil) - Hons

hereby certify that the balustrading has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 "Minimum design loads on structures - Dead and live loads and load combinations", and the relevant conditions of Development Consent.

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

Signature Angelo D'Ambrosio Date 24th Aug '09



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Pest Control
PST-1

I, Reed Forsyth of FORSYTH PEST SERVICES
(Name) (Business)

at 37 KENDAL CRESCENT
COLLAROY 2091 (Mailing Address)

being a qualified pest control contractor, my qualifications being:

Cent. II - III & IV. Sydney T.A.F.E.
40 yrs. experience.

hereby certify that the termite control measures have been provided in accordance with Part 3.1.3 "Termite Risk Management" of the Building Code of Australia Housing Provisions, AS 3660.1-1995 "Protection of buildings from subterranean termites", AS 2870-1996 "Residential Slabs and Footings", and the relevant conditions of Development Consent.

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

Signature

Date

5th November 2005.

PITTWATER COUNCIL

PST - 1
Component Certificate
For
Termite Control Measures

Property .. 137 RIVERVIEW ROAD, AVALON. 2107.

D/A No..... CC No

| .. ROGER FORSYTH. of .. FORSYTH PEST SERVICES .. 9982:3676.
(Name) 0412:966:123. (Company name)

being a qualified .. TECHNICIAN my qualifications being .. SYDNEY T.A.F.E 45years
Certificate of completion supplied 13/10/09. in pest industry

hereby certify that the works have been inspected and have been completed in
accordance with the appropriate standards and conditions of Development Consent.

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

Treatment carried out at stages of construction 12/05 to 7/09.

Council Use Only

Records Officer: Received by Date.....

And placed on file.

NATIONAL Certificate of Compliance For Solid Fuel Heaters

This is to certify that the appliance stated on this Certificate
has a particulate Emission Factor not greater than the
maximum allowable when tested to the appropriate
Standard.

Valid to : 25 March 2009

Make	MASPORT
Model	LE 2000
Type	Freestanding
Category	Slow Combustion Heater
Test Laboratory	AMDEL
Fuel Type	Hardwood
Standards	AS/NZS 4013:1999

ISSUED BY :



AUSTRALIAN HOME HEATING ASSOCIATION
INC.

Delegate of the
Australian State & Territory
Environment Protection Authorities

SIGNED CERTIFICATE No: H 129/0395 DATE 07/06/2001

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

(D41) CERTIFICATION THAT MATERIALS AND COLOUR SCHEME HAVE BEEN COMPLETED
IN ACCORDANCE WITH THE APPROVED
SCHEME.....

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO...N1004/02

P BERTOLET

(NAME)

Being a qualified BUILDER my qualifications being LIC BUILDER
1100 98 C

Hereby certify that the works have been inspected and have been completed in accordance
with the appropriate standards and conditions of Development Consent.

SIGNED

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

WATERPROOFING OF MASONRY CONSTRUCTION PART 3.3.4 BCA

*Damp proof course for the purpose of forming a continuous damp proof barrier has been provided in accordance with the relevant provision of part 3.3 of the Building Code of Australia.

*Weepholes for the purpose of cavity ventilation and drainage have been provided in accordance with the provisions of part 3.3 of the Building Code of Australia.

*Flashing over any openings in cavity construction has been provided in accordance with the provisions of part 3.3 of the Building Code of Australia.

PROPERTY.....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

PETER BERTOLUCCI

(NAME)

Being a qualified BUILDER my qualifications being LICENCED BUILDER
110098C

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Signed [Signature]

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

(D221)

BUILDING COMPONENT CERTIFICATE

FOR

LANDFORM IN VICINITY OF WEST SID OF BUILDING HAS BEEN BATTERED SCREEN
LANDSCAPED.....

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO...N1004/02

P BERTUCETT

(NAME)

Being a qualified...BUILDER.....my qualifications being...LIC BUILDER

110098C

Hereby certify that the works have been inspected and have been completed in accordance
with the appropriate standards and conditions of Development Consent.

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

SIGNED ..

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

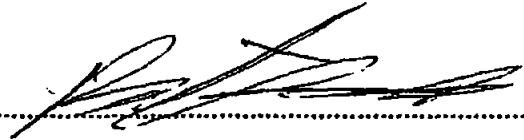
FOR

All stainless steel balustrade cables have been tensioned to achieve compliance with tension and deflection values specified in BCA 3.9.2.3

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

P. BERTOCH



(NAME)

(SIGNED)

Being a qualified BUILDER my qualifications being 110098C

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

.....E10 (XVII) Excavation and/or Filling.....

.....

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I.....ROGER JONES.....

R Jones

(NAME)

.....OWNER/BUILDER.....4.5.10.....

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

House

PITTWATER COUNCIL

SW - 1
Building Component Certificate
For
Installation of Stormwater Drainage
(including On-Site Stormwater Detention Facilities)

Property RESIDENCE 137 RIVERVIEW RD CLAREVILLE

D/A No. N1004/02 CC No

I James Barrie of James Barrie
(Name) (Company name)

being a qualified Plumber my qualifications being

license no 131322C 5-5-10

hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by Date

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

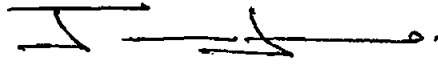
AAA RATED TAPS AND

SHOWER HEADS AND DUAL
FLUSH WATER CLOSETS

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I.....

(NAME) James Barrie - 

Being a qualified Plumber.....my qualifications being.....

licence no. 131322C 3.5.10

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

HOT WATER HEATER INSTALLATION
RHEEM 27 CONTINUOUS FLOW

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I.....

(NAME) James Barrie

Being a qualified.....Plumber.....my qualifications being.....

licence no 131322 C 3.5-10

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

**Masonry Construction, Accessories &
Weatherproofing**

MC-1

I PETER BERTOLETT of NATURAL HOUSE BUILDERS
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

110098 C LIC NO

hereby certify that the masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation), have been designed and constructed in accordance with Part 3.3 "Masonry", Part 3.3.3 "Masonry Accessories" and Part 3.3.4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry structures", and the relevant conditions of Development Consent.

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

Signature

P Bertollett

Date

30/6/09



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

**Bearers and Joists and Sub-floor
Ventilation**

BJ-1

PETER BECTOLETT of NATURAL HOUSE BUILDERS
(Name) (Business)

at

(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

110098 C LIC NO

hereby certify that the timber/steel bearers and joists and subfloor ventilation have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code" and the relevant conditions of Development Consent.

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

Signature [Signature]

Date 30/6/09



Pittwater Council

Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Stair Construction

ST-1

I, PETER BERTULET of NATURAL HOUSE BUILDERS
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

1100986 LIC No

hereby certify that the stairs have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

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

Signature Peter Bertulet

Date 30/6/09



Pittwater Council

Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Wall, Roof Frames and Window Location

FM-1

I PETER BERTULETT of NATURAL HOUSE BUILDERS
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

110098 C LICNO

hereby certify that the timber/steel wall and roof frames have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

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

Signature [Signature]

Date 30/6/09



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Glazing
GL-1

I PETER BERTOLET of NATURAL HOUSE BUILDERS
(Name) (Business)
at PO BOX 51 AVALON 2107
(Mailing Address)

being an:

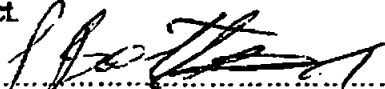
- ☐ accredited certifier
☒ licensed builder
☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

110098C UC N°
.....

hereby certify that the glazing (including shower doors, shower screens, and bath enclosures where provided), has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" and the relevant conditions of Development Consent.

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

Signature 

Date 30/6/09



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Erosion Controls

ER-1

I PETER BECTOLEIT of NATURAL HOUSE BUILDERS
(Name) (Business)

at PO BOX 51 AVALON 2017
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

110098C LIC NO
.....

hereby certify that the erosion and sediment controls have been installed in accordance with the approved Erosion and Sediment Management Plan as nominated on the Development Consent/Construction Certificate or where not nominated, the requirements of the NSW Department of Conservation and Land Management's "Urban Erosion and Sediment Control" manual and the relevant conditions of Development Consent.

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

Signature P Bectoleit

Date 30/6/09



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Roof Cladding
RC-1

I Travis Loughton of Ortop Roofing Solutions
(Name) (Business)

at P.O. Box 568 HARBOUR NSW 2096
(Mailing Address)

being an:

- ☐ accredited certifier
☐ licensed builder
☒ licensed roofer

my qualifications being:

Licensed Roof Plumber
.....
.....

hereby certify that the roof cladding has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

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

Signature

Date

22.5.07

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

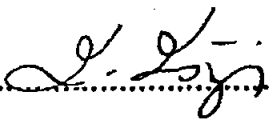
FOR

GLAZING.....MAXIMUM REFLECTIVITY INDEX OF 25%

PROPERTY....137 RIVERVIEW RD., CLAREVILLE

D/A NO....N1004/02

I.../SMAIL /SAJI.....
G E K GLASS
(NAME)


(SIGNED)

DATE...18/1/10.....

Being a qualified ~~GLAZER~~ ALUMINUM FABRICATOR.....my qualifications being.. FULLY VERIFIED IN....
THE RELEVANT AL 1288, AL 2208 ASPECTS, 17 YRS EXPERIENCE.....

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

ACRYLIC SCREENS FITTED TO BALUSTRADING COMPLY WITH DA CONDITION D 85 AND HAVE
A MAXIMUM REFLECTIVE INDEX OF 25%

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I.....ROGER JONES

(NAME)

.....*R. Jones*.....17-5-10

(SIGNED)

THE ATTACHED DATA SHEET STATES A LIGHT TRANSMITTANCE OF 93% INDICATING A
MAXIMUM REFLECTIVE INDEX OF LESS THAN 7%

Hereby certify that the works have been inspected and have been completed in accordance
with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

THE COLOURED EDGE SPECIALISTS **SONNEX**

CAST ACRYLIC DATA SHEET

SONNEX PLASTICS

ABN 24 002 462 62

Unit 2
14 Jubilee Av
Warriewood NSW
Australia 210

Ph +61 2 9997 896
Fx +61 2 9999 579

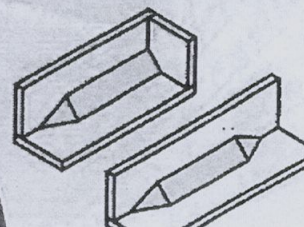
Suppliers of
Cast Acrylic Sheet
Manufactured to
ISO 9002 standard

Available in
Clear
Opal
Solid Colour
Edge Colour
Fluorescent

Purchase in
Single Sheet
Crate Lot
Containers or by
Special Indent

Cut to order as:
Straight cut panel
CNC cut profile:
• Saves wasteful offcut
• More blanks per sheet

Corner Reinforcing
Blocks for fabricating
• Increases joint strength
• Faster assembly time
• Reduce sheet thickness:
• Aust Patent #741681
• UK Patent #2334021
• US Patent #6131761



SPECIFICATIONS	COLOURS	CODE
Standard sheet size 2440 x 1220 mm	CLEAR •	000
Oversized sheet size 2530 x 1270 mm •	OPAL •	431
All sheets supplied with protective paper	MAUVE EDGE	000T
Other colours available on request	PINK EDGE	005
	GREEN EDGE	095
	ICE BLUE EDGE	906
	DARK BLUE EDGE	907
	RED FLUORESCENT	991
	ORANGE FLUORESCENT	992
	GREEN FLUORESCENT	993
	BLUE FLUORESCENT	994
	YELLOW FLUORESCENT	996

PROPERTIES	VALUE	UNITS
SPECIFIC GRAVITY	1.19	
OPTICAL	Refractive Index	1.49
	Light Transmittance	93 %
MECHANICAL	Tensile Strength	
	Rupture	1.19 kg/cm ²
	Modulus of Elasticity	30000 kg/cm ²
	Elongation	4.5 %
	Flexural Strength	
	Rupture	1050 kg/cm ²
	Modulus of Elasticity	30000 kg/cm ²
	Compressive Strength	
	Yield	1260 kg/cm ²
	Modulus of Elasticity	30000 kg/cm ²
	Shear Strength	630 kg/cm ²
	Impact Strength (200gr. steel ball)	0.4 m
	Rock Well Hardness	M 100
THERMAL	Hot Forming Temperature	140-180 °C
	Heat Distortion Temperature	85 °C
	Max Recommended Continuous Service Temperature	85 °C
	Coefficient of Thermal Conductivity	0.0006 Cal/cmsec.°C
	Coefficient of Thermal Linear Expansion	0.00007 cm/cm.°C
	Specific Heat	0.35 Cal/gr.°C
ELECTRICAL	Surface Resistivity 28°C, 75% RH	>10 ¹⁵ ohm.h.cm
	Volume Resistivity	>10 ¹⁵ ohm.h.cm
	Dielectric Strength Short Time Test (0.125 sec.)	160 kv/cm
	Arc Resistance	No Track
MISCELLANEOUS	Flammability	33 mm/min
	Water Absorption (24 hour immersion)	0.3 %
	Odour	None
	Taste	None

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

EXHAUST FANS (part 3.12.4 BCA)

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I.....ROGER JONES

(NAME)

R Jones

(SIGNED)

17-5-10

CERTIFY THE FOLLOWING.....

NO EXHAUST FANS HAVE BEEN FITTED IN ANY AIRCONDITIONED ROOM.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

HEATING AND COOLING DUCTWORK (part 3.12.5.3 BCA)

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I, ROGER JONES

(NAME)

R Jones 17-5-10

(SIGNED)

CERTIFY THE FOLLOWING.....

NO HEATING AND/OR COOLING DUCTWORK HAS BEEN INSTALLED ON THIS PROPERTY.

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Wet Areas

WA-1

I Christopher Hopkins of Barrenjoey Waterproofing Serv
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Lic No 1288512
.....
.....

hereby certify that the shower floors and walls in wet areas have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", and the relevant conditions of Development Consent.

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

Signature C. B. Hopkins

Date 3.9.07 ...

BARRENJOEY WATERPROOFING SERVICES

Office; 02 99400147 Mobile; 0401 032 084

DA No.....

CC No.....

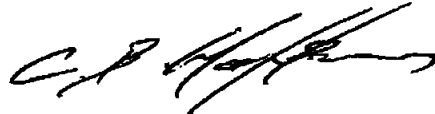
**WA-1
COMPONENT CERTIFICATE
FOR
COMPLETION OF WET AREAS**

Property...137 Riverview Road Avalon 2107.....

DA No..N..10.04./02.....

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 m appropriately qualified and experienced to provide the certification for this project.



2 September 2007

Four internal wet areas. Two bathrooms, laundry, W C.

.....
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



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Smoke Alarms
SA-1

I BEN DYBALL of BENZ ELECTRICAL
(Name) (Business)

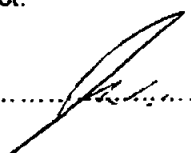
at PO Box 181 AVALON 2107
(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICIAN CONTRACTOR 125389C.

hereby certify that the **smoke alarms** have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", and the relevant conditions of Development Consent.

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

Signature 

Date 31.7.09

House .

PITTWATER COUNCIL

SW-1
Building Component Certificate
For
Installation of Stormwater Drainage
(including On-Site Stormwater Detention Facilities)

Property RESIDENCE 137 RIVERVIEW RD CLAREVILLE

D/A No. N1004/02 CC No. _____

I James Barrie of James Barrie
(Name) J Barrie (Company name)
BUS

being a qualified Plumber my qualifications being _____

license no 131322C 3-5-10

hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

All work has been done in accordance with the AS3500

Council Use Only

Records Officer: Received by _____ Date _____

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

Confirmation that all glass doors have been fitted with appropriate decals

PROPERTY.....137 RIVERVIEW RD. CLAREVILLE (RESIDENCE)

D/A NO....N004/02

I.....ROGER JONES.....*R Jones*.....
(NAME) (SIGNED)

Date17/6/10.....

Being a qualified.....OWNER BUILDER.....my qualifications being.....OWNER BUILDER.....

Hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

PLUMBING AND DRAINAGE (parts 3.2.1 & 3.5.2 BCA)

WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF
AS 3500 AND SYDNEY WATER REQUIREMENTS

PROPERTY.....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I, James Barrie of (James Barrie) bus name.

DATE 24-05-2010

(NAME)

(SIGNED)



Being a qualified Plumber my qualifications being.....

licence No 131322C

Hereby certify that the works have been inspected and have been completed in accordance
with the appropriate standards and conditions of Development Consent.

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

All work has been performed in accordance with the AS3500

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

PITTWATER COUNCIL

BUILDING COMPONENT CERTIFICATE

FOR

MECHANICAL (parts 3.8.5 BCA)

ALL EXHAUST FANS IN SANITARY COMPARTMENTS , LAUNDRY, OR BATHROOMS ARE
VENTED DIRECTLY OUTSIDE THE BUILDING BY WAY OF DUCTS

PROPERTY....137 RIVERVIEW RD. CLAREVILLE

D/A NO....N1004/02

I. PETER PERTUCETT

[Signature]

(NAME)

(SIGNED)

Being a qualified BUILDER my qualifications being 110098 C

Hereby certify that the works have been inspected and have been completed in accordance
with the appropriate standards and conditions of Development Consent.

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

Council Use Only

Records Officer: Received by.....Date.....

And placed on file.

RECEIVED
13 AUG 2010

BY:.....

Sent by Email
3 12/13 - 11/10 31

CHARTERED ARCHITECT
LANDSCAPE ARCHITECT

WARWICK WERNER ARCHITECT

PTY. LIMITED ACN 077 722 779
NSW ARCHITECT REGISTRATION 3507
4 WANAWONG RD. AVALON BEACH
NSW AUSTRALIA 2107
Telephone: 02 9918 5455
Mobile Phone: 0402 018 109
Email: warwick@warwickwerner.com.au

SCANNED

29 June 2010
Ref: RSJ-PC-WW-14.wpd

The General Manager,
Pittwater Council
2nd Floor, Unit 11, 5 Vuko Place
MONA VALE NSW 1660

Dear Sir,

Re: PROPOSED NEW RESIDENCE, 137 RIVERVIEW RD, AVALON
CERTIFICATION OF COMPLETION OF LANDSCAPE WORKS

RECEIVED
14 JUL 2010

BY: (-04-127)

This letter is certification that all landscape works have been completed in accordance with the approved Landscape Plan and conditions D.24, D.124, and E.10(w) of the Development Consent.

Where individual plant species have:

- not been able to be sourced;
- proved inappropriate where shallow soil depths have been encountered;
- not succeeded in particular locations

they have been substituted with species of similar characteristics such that the integrity of the approved landscape plan has been maintained.

Component Certificate for Landscaping LS-1 is attached.

As a Landscape Architect (B.Arch Hons. Grad.Dip.LD NSW) I am an appropriately qualified person to make this certification.

Yours faithfully,
WARWICK WERNER ARCHITECT PTY LTD



WARWICK WERNER

PITTWATER COUNCIL

LS-1
Component Certificate
For
Landscaping

Property NEW RESIDENCE, 137 RIVERVIEW RD, AVALON

D/A No. N1004/02 CC No. S-RA-127-1

I WARWICK WERNER of WARWICK WERNER ARCHITECT PTY LTD
(Name) (Business)

at 4 WANAWONG RD, AVALON
(Mailing Address)

being a:

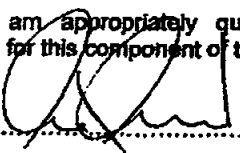
- ☐ qualified horticulturist
☒ landscape architect

my qualifications being:

B. Arch (Hons) UNSW
Grad Dip L.D. UNSW
REGISTERED ARCHITECT 3507

hereby certify that the site landscaping has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

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

Signature  Date 29.06.2010



Pittwater Council
Component Certificate

DA No: N1004/02

CC No:

Property: 137 RIVERVIEW ROAD AVALON NSW 2107

Arborist

AR-1

I, ANDREW SCALES of NATURALLY TREES
(Name) (Business)

at 28 COOLANGATTA AVE, ELANORA HEIGHTS NSW 2101
(Mailing Address)

being a qualified arborist, my qualifications being:

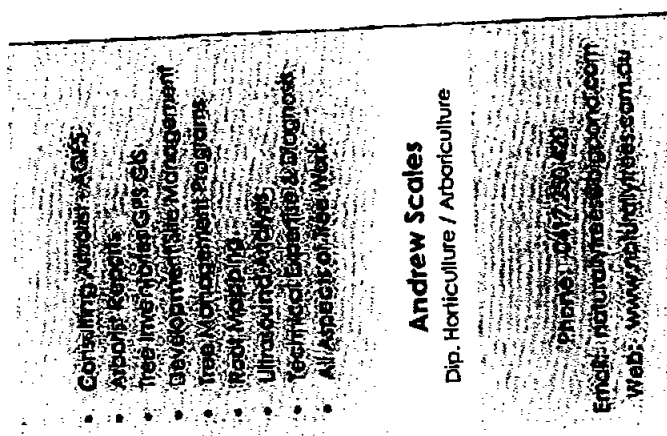
AQFS ARBORIST

hereby certify that the works have been supervised and that the works as executed have been carried out in accordance with the recommendations contained in the approved arborist report referred to in the Development Consent/Construction Certificate and any relevant conditions of Development Consent.

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

Signature [Signature]

Date 13/8/10





Annexure 3

Critical Stage Inspections

Interim Occupation Certificate Documentation
Certificate Number – C-04-127-2
Premises – 137 Riverview Road, Clareville

Critical Stage Inspections
137 Riverview Road, Clareville

INSPECTION	DATE/RESULT	BY WHOM
Pier inspection	Missed inspection Satisfactory based on letter of explanation and engineering certification for completed works	n/a
Reinforcing Steel prior to pouring concrete;	18/12/2005 Satisfactory based on engineering certification for completed works	Tom Donohoe BPB0096
Frame inspection	16/7/07 Satisfactory based on engineering certification for completed works	Tom Donohoe BPB0096
Wet area flashing inspection	3/9/07 Satisfactory based on engineering certification for completed works	Tom Donohoe BPB0096
Stormwater inspection	10/08/09 Satisfactory based on plumber certification for completed works	Tom Donohoe BPB0096
Final inspection	10/08/09 Satisfactory based on component certification provided	Tom Miskovich BPB2024