

22 OCT 2010

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

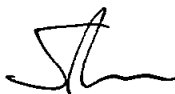
Dear Sir/ Madam

Development Consent No N0644/05
Construction Certificate No 2006/1297

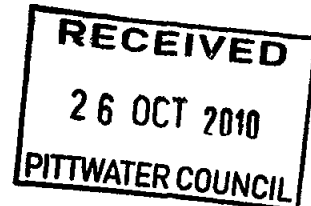
For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2006/1297
- 2 A cheque for \$30 00 being Council's administration fee to accept the above **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660**

Yours faithfully



Stephen Pinn
Insight Building Certifiers Pty Ltd



Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979

Final Occupation Certificate No 2006/1297

Land to which this certificate applies

Address 19 Crane Lodge Place, Palm Beach

Lot No 3 DP No 31294

I approve the issuing of this Final Occupation Certificate and certify that

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979**
- **Current Development Consent No N0644/05 is in force for this development**
- **Construction Certificate No 2006/1297 has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling only**
- **The building is completed in accordance with its classification under the Building Code of Australia**
- **Refer to the attached various Building Inspection Reports and Certifications**

Determination date

22 OCT 2010



Stephen Pinn

Accredited Certifier – Accreditation No BPB0326

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

25.8.06

Address

19 Crane Lodge Place Palm Beach

DA No

CC No

2006/1297

CDC No

Requested by

Jay

Ph No

0408 817 425

Critical Stage Inspections

☐

PCA Signage

☐

Steel Placement

☐

Stormwater

☐

Sediment Controls

☐

Floor Framing / Slab

☐

Pool Fence

☐

Tree Protection Measures

☐

Wall Framing

☐

Final Inspection

☐

Building Commencement

☐

Roof Framing

☐

Other (specify)

☐

Footings and Excavation

☒

Waterproofing

☐

Photographic record

☒

An inspection of *waterproofing to laundry* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐

Complete the work detailed hereunder

☐

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

Signed

A Bailey
Accredited Building Surveyor

Accreditation No

PO137

Date

25.8.06

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

11 8 06

Address

19 Crane Lodge Palm Beach

DA No

CC No

2006/1297

CDC No

Requested by

Ph No

0418 417 874

Critical Stage Inspections

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

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

- ☒ Complete the work detailed hereunder

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

Note Revised structural detail drawing No 2005-176/01A
to be provided to PCA OK

Signed

A. Bailey
Accredited Building Surveyor

Accreditation No

P0137

Date

11 8 06

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

13 6 06

Address

19 Crane Lodge Place

Palm Beach

Lot

DP

DA No

CC No

2006/1207

CDC No

Requested by

Jony

Ph No

0418 417 894

Critical Stage Inspections

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

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

☒ Complete the work detailed hereunder

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

Clean out water & mud prior to pouring
Provide steel to pin ensure correct cover

Signed

A Bailey P0137
 Accredited Building Surveyor

Date

13-6-06

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

P. Hunter

Date of Inspection

27/11/00

Address

17 Home Lodge Place P-3m Street

DA No

CC No

200-1077

CDC No

Requested by

Tony

Ph No

000-217425

Critical Stage Inspections

☐

PCA Signage

☐

Steel Placement

☒

Stormwater

☐

Sediment Controls

☐

Floor Framing / Slab

☐

Pool Fence

☐

Tree Protection Measures

☐

Wall Framing

☐

Final Inspection

☐

Building Commencement

☐

Roof Framing

☐

Other (specify)

☐

Footings and Excavation

☐

Waterproofing

☐

Photographic record

☒

An inspection of

Structure

has been carried out

and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐

Complete the work detailed hereunder

☐

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

Down pipes & storage tank satisfactory OK

Signed

Accredited Building Surveyor

Accreditation No

Date

AGH | CONSTRUCTIONS PTY LTD

WATERPROOFING CERTIFICATION

ADDRESS, 19 Crane Lodge place, PALM BEACH NSW 2108

INSTALLATION DATE, 22nd August 2006

This is to certify that the newly constructed laundry within the alterations and additions to the above property has been waterproofed in strict accordance with Australian Standard 3740 "1995 waterproofing of wet areas within residential buildings"

CLASS, Flexible system

PRODUCT, Durobond acrylic membrane and fiberglass reinforced wall / floor junction

APPLICATION, 1 x primer coat
2 x topcoats
Additional 2 coats on top of tiling screed

Inspected by representative of Insight building certifiers and approved prior to tiling

TONY HEMING


AGH CONSTRUCTIONS

17 CURRAWONG AVENUE PALM BEACH NSW 2108
T 9974 4834 M 0418 417 894

ACN 098 724 951 ABN 67 098 724 951 Lic No 372120

NEW HOMES EXTENSIONS RENOVATIONS



SEED GARDEN DESIGN AND MAINTENANCE

14 ELAINE AVENUE AVALON NSW 2107 02 9918 6364 0418 261 541 JENNY@SEEDGARDENDESIGN.COM.AU

24 August 2010

COPY

Insight Building Certifiers Pty Ltd
Suite 13 / 90 Mona Vale Road
Mona Vale NSW 2103

Attention Mr S Pinn

**RE CONSTRUCTION CERTIFICATION FOR LANDSCAPING
PROPERTY 19 CRANE LODGE PLACE, PALM BEACH (LOT 3 DP 31294)
DA NO644/05**

I am a qualified Horticulturist and Landscape Designer I hold the following qualifications

- Diploma of Horticulture, Landscape Design
- Certificate of Horticulture

I am a member of the Australian Institute of Horticulture and the Australian Institute of Landscape Designers and Managers Further, I am appropriately qualified and experienced to provide the certification for this component of the project

I hereby certify that the site landscaping has been completed in accordance with the conditions of the Development Consent (Modified 24 March 2006) and in accordance with the requirements of Pittwater Council's DCP21

Specifically, screen planting having a maturity height of 1.5m has been provided along the south western boundary for the length of the new works between the dwelling and the boundary line and incorporates locally indigenous species as required under Consent Condition 8

Yours sincerely



JENNIFER PAUL
MAIH, MAILDM

seed

JENNY PAUL . HORTICULTURIST

Form 13PC
Release 22
www.lpma.nsw.gov.au

POSITIVE COVENANT

New South Wales

Section 88E(3) Conveyancing Act 1919

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

PRIVACY NOTE Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any

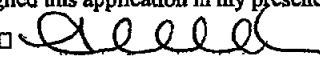
(A) TORRENS TITLE	Folio Identifier 3/31294		
(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any Reference	CODE PC
(C) REGISTERED PROPRIETOR	PAUL BRISTOW and HEATHER JANE BRISTOW		
(D) LESSEE MORTGAGEE or CHARGE	Of the above land agreeing to be bound by this positive covenant		
	Nature of Interest	Number of Instrument	Name
	Mortgage	AB496015	ST GEORGE BANK LIMITED
(E) PRESCRIBED AUTHORITY	PITTWATER COUNCIL		

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

DATE

(G) Execution by the prescribed authority

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

Signature of witness ☐ 

Signature of authorised officer ☐ 

Name of witness ☐ Amanda Clarke

Name of authorised officer ☐ Warwick Lawrence

Address of witness ☐ 1 Park St, Manlyvale

Position of authorised officer ☐ Public Officer

(G) Execution by the registered proprietor

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

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

Signature of witness

Signature of Registered Proprietor

Name of witness

Address of witness

(H) Consent of the mortgagee

The mortgagee under mortgage

No AB496015

, agrees to be bound by this positive covenant.

I certify that the above mortgagee signed this application in my presence

who is personally known to me or as to whose identity I am otherwise satisfied

Signature of witness ☐

Signature of mortgagee 

Name of witness ☐

Address of witness ☐



ANNEXURE "A"

Terms of Positive Covenant

- 1 (a) The proprietor of the burdened lot from time to time shall do all things necessary to maintain, repair and replace the outlet grates and pipes and structures of and incidental to the stormwater detention system within the land so burdened to the satisfaction of Pittwater Council and in this regard must comply with any written request of the Council within such reasonable time period as nominated in the said written request
- (b) Where the proprietor of the burdened lot fails to comply with any written request of the Pittwater Council referred to in (a) above the proprietor shall meet any reasonable cost incurred by the Council in completing the work requested
- (c) Full and free right for Pittwater council and every person authorised by it to enter upon the burdened lot in order to inspect, maintain, cleanse, replace, repair any pipeline, grate, pit, other structure or alter surface levels to ensure the on-site detention system within the land so burdened functions as designed
- (d) Such improvements, alterations or amplifications to the stormwater detention system on the land shall be made at anytime and as from time to time as Pittwater Council shall be notice in writing reasonably require
- (e) Nothing shall be done upon the land or allowed to remain upon the land which -
 - 1 Alters the level of the land or
 - 11 Impedes or interferes with the normal flow of stormwater or other water through the stormwater and detention structures constructed on the land or which interferes with their proper operation
- 2 The term "proprietor of the lot burdened" shall include the proprietors of the land from time to time and all their heirs, executors, assigns and successors in title to the land and where there are two or more proprietors of the land the terms of the covenant shall bind all those proprietors jointly and severally

