

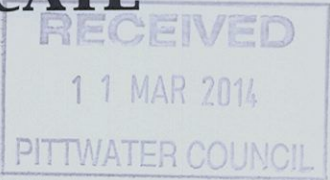


ACERT PTY. LTD. ABN 78 087 986 463 as the **Principal Certifying Authority**

Local Government Authority	Pittwater Council
Development Consent N ^o .	329/11 dated 6/12/2011
Construction Certificate N ^o .	1012465 dated 6/03/2012

OCCUPATION CERTIFICATE

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



Address of Building : **532 Barrenjoey Road, Avalon NSW 2107**
Lot Y DP 28920

Owner's Name : Venuston Pty. Limited

Owner's Address : **532 Barrenjoey Road, Avalon NSW 2107**

TYPE OF CERTIFICATE	:	FINAL
CERTIFICATE N ^o .	:	0512483
BUILDING DESCRIPTION	:	New Dwelling, garage, swimming pool and external works
CLASSIFICATION	:	1a, 10a, 10b
ATTACHMENTS	:	Structural Engineer's Cert. : by Nicholas Joannides dated 29/1/14 of Partridge Structural Pty. Ltd. Hydraulic Engineer's Cert. by Anthony Wipps dated 26/11/13 of Wipps-Wodd Consulting pty. Ltd. Survey Certificate: by Barry Copperdated 11/9/13 Geotechnical Cert: by Geoff Young dated 1/10/13 Electrician's Certificate: by Lindsay Whitton Lic. No. 177199C dated 20/8/13 Smoke detector / alarms: by K.Hardwick dated of Netra Holdings Pty. Ltd. Plumbing Certificate: No. D18117 and Gas Certificate 170603 by Eric John Steel Lic. No. L10476 dated 4/2/14 Glazing Certificates: Andy Walker of Wallan Group P/L dated 28/8/13 and John Rule of Dengate Jopinery P/L dated 27/8/13 Waterproofing Certificate: by Phil Murphy Lic No. 114492C dated

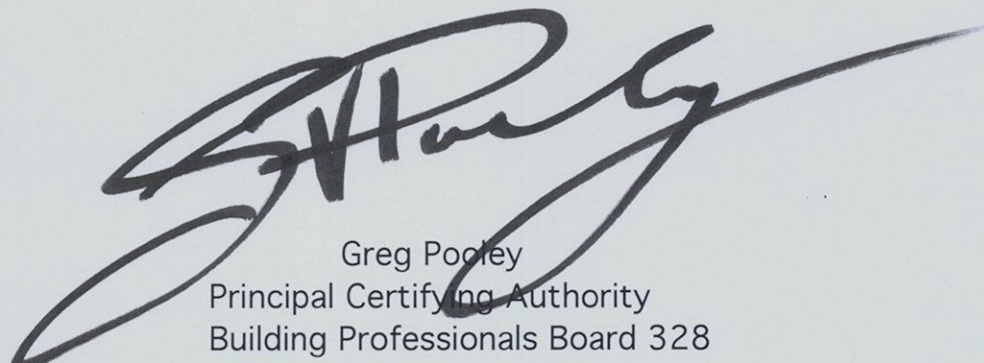
\$36 Rec: 357764 11/3/14



		25/8/13 Termite management Certificate: Design Pest Solutions dated 12/9/13 Basix Compliance Certificate: by Peter Tout dateds 31/10/13
DETERMINATION	:	APPROVED

I certify that:-

- (1) I have been appointed as the Principal Certifying Authority under section 109E of the Environmental Planning and Assessment Act 1979.
- (2) A Development Consent is in force with respect to the above building.
- (3) A Construction Certificate has been issued for the works as authorised in the above consent.
- (4) The building work, subject of the above certificate, is suitable for use in accordance with it's classification under the Building Code of Australia.



Greg Pooley
Principal Certifying Authority
Building Professionals Board 328
3rd. March 2014

29th January 2014



Mr & Mrs Allaway
c/- Peter Tout Architect
Shop 7
136 Willoughby Road
CROWS NEST NSW 2065

Email: ptout@castlepeake.com.au

STRUCTURAL INSPECTION CERTIFICATE

Project Description: New Residence

Property Owner: Mr & Mrs P Allaway

Site Address: 532 Barrenjoey Road, Avalon

We, Partridge Structural Pty Limited, being professional Structural Engineers within the meaning of the Building Code of Australia, hereby certify that inspections as noted overleaf were made of the structural elements during the construction phase in accordance with accepted engineering practice and that, at the times of the inspections, the work inspected conformed, in our opinion, with the intent of the Certified Structural Drawings: 2011-0376 / S1A, S2A, S3B, S4A, S5B, S6B, S7A, S8A, S9A.

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

A handwritten signature in dark ink, reading 'Nicholas Joannides'.

Nicholas Joannides

BE(Hons1) MEngSc FIEAust CPEng
NPER(Structural) RPEQ
Director

For and on behalf of:

Partridge Structural Pty Limited

Level 5, 1 Chandos Street, St Leonards NSW 2065 Australia
t 612 9460 9000 f 612 9460 9090 e partridge@partridge.com.au
www.partridge.com.au

Partridge Structural Pty Ltd - 73 002 451 925
Partridge Event Pty Ltd - 50 139 601 433
Partridge Remedial Pty Ltd - 89 145 990 521

J2011-0376.002-rrg-insp
Page 1





PITTWATER COUNCIL

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 Pol. Allaway - Venuston Pty Ltd.
Name of Applicant
Address of site 532 Barrenjoey Road Avalon

Declaration made by geotechnical engineer on completion of the Development

I, Geoff Young on behalf of Douglas Partners
(Insert Name) (Trading or Company Name)

on this the 1/10/2013
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 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 18 July 2011 referred to below.

Geotechnical Report Details:

Report Title: Geotechnical Assessment for Proposed Residence
Report Date: 532 Barrenjoey Road, Avalon Project 72508
Author: Richard Lloyd 18 July 2011
Author's Company/Organisation: Douglas Partners (DP)

DP 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~~ DP is 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.

DP I have inspected the site ~~during construction~~ and to the best of my knowledge, ~~am~~ DP is satisfied that the development referred to in the development consent D.A. dated (D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, 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.

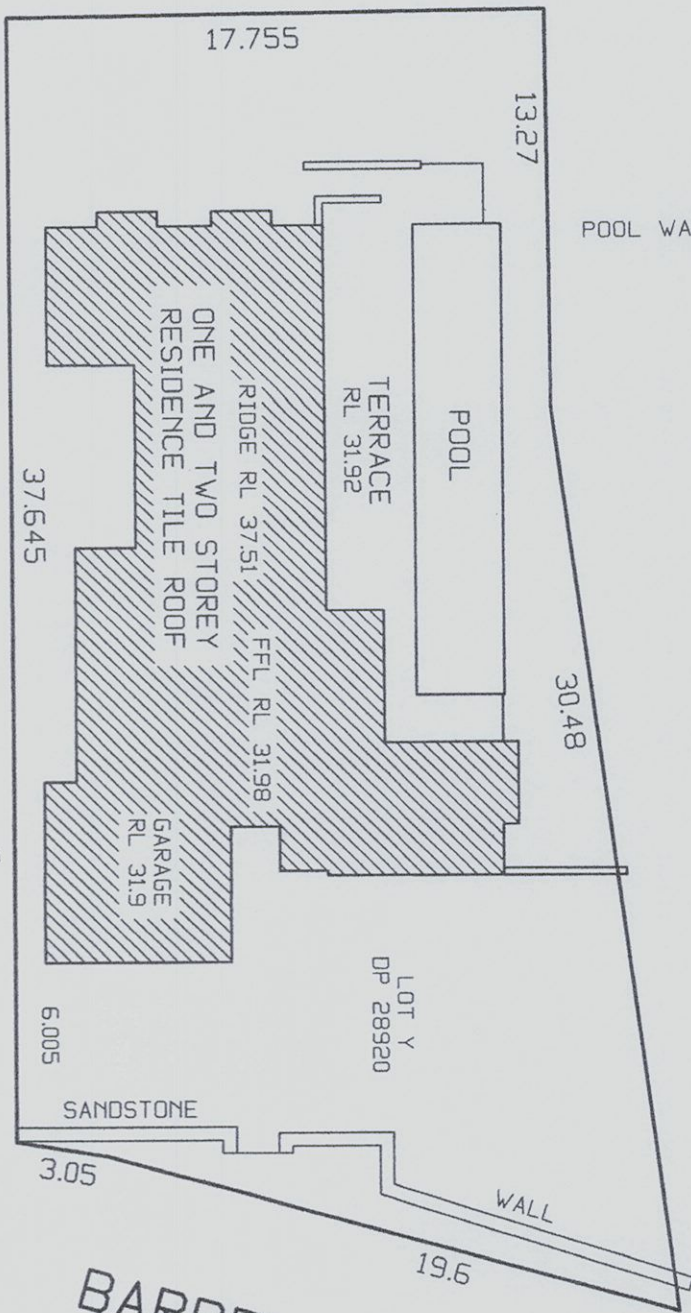
Signature Geoff Young
Name GEOFF YOUNG

Chartered Professional Status BE, MEngS, FIEAust, CPeng, NPER

Membership No. 98650

Company Douglas Partners Pty Ltd.





BARRENJOEY

ROAD

532 BARRENJOEY ROAD

AVALON BEACH

LOT Y DP 28920

B & G SURVEYING PTY LTD

A.B.N. 83 : 002 : 315 : 442

PO BOX 714 AVALON BEACH NSW 2107

Ph 9973 2875 Fax 9973 2385 Mobile 0408 235567

Email bandsurveying@bigpond.com

B. Cooper

BARRY COOPER Registered Surveyor
THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT
TO BE USED FOR ANY OTHER PURPOSE

IDENTIFICATION SURVEY 11-09-2013.DWG

PERMIT APPLICATION
- for Plumbing and Drainage Work

Serial No D 181197

REFERENCE No
8261506

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

PROPERTY & OWNER DETAILS

House No	Lot No.	Street	Suburb
532		BARRON JOEY RD	RYALON
Municipality	Postcode	Nearest Cross Street	
PITNATER		THE CASSOINT	
Owner's Name	Full Address		
LARRY & PATRICK ALLWAY	AS ABOVE		

LICENSEE'S DETAILS

Full Name	Address for Notices	Phone No.
ERIC JOHN STEEL	37 ARANDA DR DAVIDSON	0418458393
Licence No.	Expiry Date	Contractors Authority No.
L10476	28.8.15	
		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 Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply ☒
- Draw water from Water Authorities Supply, stand pipe 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 ☐

Fittings to be Connected	Number Existing	Number Proposed
W.C.		5
Basin		4
Bath		2
Shower		
Kitchen		1
Laundry		2
Other		

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 ☒
- Connection to stormwater system ☒

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	Drainage No./Date		

Date of Commencement of Work	Estimated Date of Completion	Signature of Licensee
10/12/12	10/12/13	Eric Steel

Serial No.D 181197

LICENSEE'S PERMIT - Please hand this section to the Licensee

- This is your PERMIT to carry out the work described on 'Permit application', in accordance with provisions of the Local Authorities Act, Regulations, and Codes of Practice.
- This PERMIT is only valid when it bears the official stamp of the Local Authority. It must be produced on the request of any person duly authorised by the Local Authority. Some Local Authorities may require the PERMIT to be produced to obtain a water meter.
- The correspondingly numbered CERTIFICATE OF COMPLIANCE must be submitted by you to the Local Authority on completion of the above work.

Leak Test Notification / Certificate of Compliance with the NSW Gas Supply (Consumer Safety) Regulation, AS 5601 or AS 4041 and the Network Operator's gasfitting rules

No. A 170603

Installation of Reticulated Gas & Associated Equipment

Customer Copy

Libby's Fitting Owner/Occupier ALI WHY.		Work Performed On	
		Consumer Service	
Job Address 533 BRADEN -		Meter Set	✓
Terry Rd. Auburn		Customer Piping	✓
Summary of work performed Connect Gas Ticker			
Fittings to Gas Service			
Gas Meter Details	Meter No.	Location on Site	
		LEFT HAND SIDE.	
I, [X] [K] [I] [R] [H] [O] [W] [N] [S] [T] [E] [E] [L] hereby certify that the gasfitting work detailed above has been carried out by me, or on my behalf, in accordance with the gas installation code ☐ AS 5601 or ☐ AS 4041. I further certify that all tests required by these codes have been carried out.			
Licensee's Signature [Signature]		Licence No. L104176 Date 4/2/2014	
Address 37 ARADRA DRIVE DAVIDSON 2085		Telephone No 0418448393	
		CUSTOMER TYPE	
		☐ Existing Gas Customer ☒ New Gas Connection ☐ New Home ☐ Industrial ☐ Commercial	
Leak Test Notification			
The installation has been tested and is ☒ Safe to connect to the network ☐ Unsafe to connect to the network			
Faults identified NIL			
Tested by E.I. STEEL Employed by Date 4/2/2014			
Licensee to complete the declaration below			
I have installed / tested the following equipment / appliance/s: (mark E for existing and N for new installation)			
☐ Cooker ☐ Cooktop ☐ Wall Oven			
☒ Continuous HWS ☐ Storage HWS ☐ Gas Boosted Solar HWS			
☒ Pool/Spa Heater ☐ Ducted Heating/Central Heating ☐ Flued Space Heater			
☐ Bayonet Fitting ☐ Log Fire ☒ BBQ			
☐ Other (specify) ☐ Other (specify) ☐ Type "B" appliance (specify)			

This copy to be given to the owner of the gas installation as soon as the job has been completed.

Printed for and distributed by GASMEN.COM.AU ABN 70 500 134 466 Phone 0402060355 or 0407419952 ©

A DIVISION OF ELECTRO-TUTE PTY LTD
LINDSAY WHITTON ELECTRICAL CONTRACTORS
Gold Licence No: 177199c
ABN: 37 003 870 095

LICENSED ELECTRICAL CONTRACTORS

29/14 Jubilee Avenue, Warriewood 2102
Telephone: 9979 9422 ~ Facsimile: 9979 8454 ~ Mobile: 0411 649 455 ~ E-mail: lwec@tpg.com.au

FREE QUOTES

PROMPT RESPONSE

20th August, 2013

Bate & Bate
33 Palmgrove Rd
Avalon 2107

Dear Sir

Re: Allaway Residence 532 Barrenjoey Rd Avalon 2107

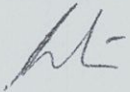
This letter certifies that the electrical installation at the above address has been installed in accordance with local authority, Ausgrid & ASNZ 3000 regulations & guidelines.

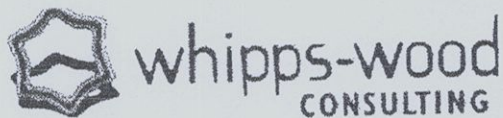
Testing of installation,

Polarity, insulation resistance, earth loop impedance, earth resistance, circuit protection proper operation & fault current. All testing completed with no faults or irregular readings.

Yours Sincerely

LINDSAY WHITTON
LINDSAY WHITTON ELECTRICAL CONTRACTORS





Our Ref: 2011-0374

26 November 2013

Patrick & Libby Allaway
C/- Peter Tout Architects
121 Alexander Street
CROWS NEST NSW 2065

Attention: Mr Peter Tout

Dear Peter,

Re: **532 Barrenjoey Road, Pittwater**
Certificate of Stormwater Services

Pursuant to the provisions of **Clause A2.2 of the Building Code of Australia**, I hereby certify that the above installation is generally in accordance with the DA approved drawings and meets the requirements of the Building Code of Australia and relevant Australian Standards.

Scope of Works

The services to be covered under this certification are as follows:

- Stormwater Drainage (within site)

Applicable Design Standards:

In particular the design is in accordance with the following:

Standard No	Description
AS 3500 Part 3	Stormwater Drainage

Applicable Drawings – Hydraulic Services:

No	Title	Issue
H01	Street Location Plan	A
H02	Ground Floor Plan	A
H03	Roof Plan and Lower Floor Plan	A
H04	Tank Section	A

Whipps Wood Consulting
Engineers in Hydraulic, Civil
& Fire Protection Design.

Lower Ground, 48 Alfred Street
Milsons Point NSW 2061

PO Box 558, Milsons Point
NSW 1565

T +61 02 8923 8444
F +61 02 8923 8484

sydney@wwc.net.au
www.wwc.net.au

ABN 11 077 989 158

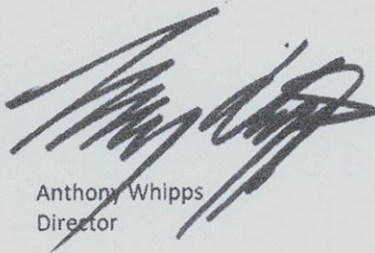
Design Statement:

I am an appropriately qualified and competent person in this area, being a member of the Association of Hydraulic Services Consultants Australia (AHSCA), and as such can certify on behalf of Whipps-Wood Consulting that the design and performance of the hydraulic services.

Full Name of Designer:	Anthony Whipps
AHSCA Certificate number :	2091
Qualifications:	Associate Diploma of Engineering (Hydraulics)
Address:	P.O Box 558 Milson Point NSW 1565
Telephone No:	02 8923-8444
Fax No:	02 8923-8484

Should you have any questions in relation to this certification please contact either (designers name) or myself.

Yours Faithfully
Whipps – Wood Consulting



Anthony Whipps
Director



Compliance Certificate

Dengate Joinery is a participating member of the Window and Door Industry Council and the WERS energy Rating Scheme. We provide a comprehensive **Customer Care Commitment** which includes a 7 year warranty against faulty workmanship and materials (refer to Dengate Joinery Guarantee).

Dengate Joinery certifies that the windows and doors supplied to: Bate & Bate
Site - 532 Barrenjoey Rd
Avalon NSW

Delivered on: 19th December 2012

have been manufactured to comply with the Australian Window Standard **AS2047**, the Glass Standard **AS1288** including human impact requirements and the BASIX energy requirements.

The builder/ installer certifies that the windows and doors supplied have been installed correctly and the human impact and performance glass are located in the correct openings.

Issued by: John Rule

Date: 27/8/2013

Builder / Installer:

Date:

Bushfire Protection Level, if Applicable:

Visit our website: www.dengatejoinery.com.au for installation, care and maintenance details



Wallan Group Pty Ltd T/A
Clear Concepts
ABN 86 149 388 090
Wallan Group Pty Ltd (Licensee) Licence No. 235510C
25/28-34 Roseberry St, BALGOWLAH
Brookvale NSW 2100
Ph (02) 9905 6200
Fax (02) 9948 9935
Email sales@clearconcepts.com.au
Web www.clearconcepts.com.au

28 August 2013

Balustrading Adequacy

To Whom It May Concern

Re: Glass Balustrades & Pool fencing
Project: 532 Barrenjoey Rd, AVALON

The Glass Balustrading installed by ClearConcepts at the above address 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".

Furthermore the Balustrades and Pool fence were glazed in approved safety glass in accordance with the Australian Standards 1288 and 1170.1 and 1170.2.

We are appropriately experienced to provide the verification for this component of the project, being balustrade and pool fence manufacturers and installers of almost 25 years experience.

Should you have any further enquiries please do not hesitate to contact us.

Yours faithfully

Andy Walker (Beng Hons Mech Eng)
25/28-34 Roseberry St, BALGOWLAH
Ph (02) 9905 6200 F (02) 9948 9935
www.clearconcepts.com.au www.alloyrailings.com.au

PHIL MURPHYS PROPERTY MAINTENANCE
PO BOX 435 TERREY HILLS 2084
LICENCE NO 114492C
ABN 62 609 565 274

WARRANTY

PRODUCT: DURABIT

MANUFACTURER: DURAM INDUSTRIES

PERIOD OF GUARANTEE: SEVEN YEARS

**PROJECT: 532 BARRENJOEY RD AVALON - ALL WET
AREA WATERPROOFING**

CLIENT BATE & BATE CONSTRUCTION

In the event of any defect in proofing against water penetration arising out of the material and workmanship, such a defect will be rectified at no cost to the client providing that the company is given notice in writing within fourteen days of any alleged failure to this application.

There shall be no liability for any failure or deterioration of the waterproofing system resulting from interference or damage because of structural cracking, mechanical causes, and point loads moisture entrapment, chemical damage or any other cause beyond the control of this company.

All membranes meets with or exceed the waterproofing standard AS3740-2010 for wet area waterproofing or AS CA55 for bituminous membrane systems.

This warranty does not extend to consequential damage to other property caused by water escaping through the failure of the above system.

DATED 25/08/2013

PHIL MURPHY

NETRA HOLDINGS P/L

CAN 002958732. ABN 96002958732

12 The Boulevard Newport 2106

Ph 0418284348. Fax 99971713. Email. Netra111@acon.com.au

Smoke detector Certification

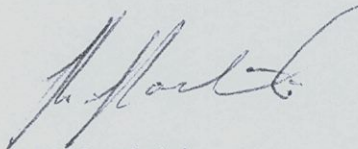
Property

532 Barrenjoey rd Avalon

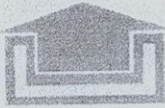
.....

This letter is to say that the Brooks model EIB186P smoke detectors installed at the above address meets the requirements for an externally energized photoelectric type smoke alarm as defined by AS 3786-1993 (Amdt.No.s 1 & 2).

Yours faithfull



K.Hardwick



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:

90409271

Date of Installation: 10/06/2012
Installation Address: No. 532 Barrenioev Road
Avalon
NSW, 2107

Job Type: Large Job - Full Perimeter Protection

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
30.00	1000	30.00

Builder: Bate an Bate P/L
Phone number: 0419180532
Owner:
Phone number:
Local Council: Pittwater
Phone number: 0299705560
Company Contact:
Installer's Name: Yet To Be Assigned
Company Name: DESIGN PEST SOLUTIONS

Service Penetrations

Kordon Kollars	12.00
Manual Kollars	0.00
Total Kordon Installed:	31.20

Address: 104 GARDEN STREET
NARRABEEN
NSW, 2101

Phone Number: 02 9970 5560
Fax Number:
Accreditation Number: N134

Authorised Signature: [Signature]
Comments:

Date: 12-9-13

- * The builder has been advised to maintain a 75mm or hard surface inspection zone around the building perimeter.
- * 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
- * Where Kordon has been installed to an extension of a building, no Warranty applies if termites gain entry from the existing structure
- * No pre installation site inspection report as recommended by AS3660.1 was carried out.
- * Kordon has been installed to service penetrations and perimeter to manufacturer's specifications

Peter Tout FAIA Architect
121 Alexander St
Crows Nest 2065

31.10.13

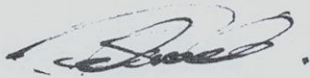
Mr. Greg Pooley
Acert Pty Ltd
PO Box 443 Balgowlah NSW
2093

Dear Greg,

Re: Allaway House 532 Barrenjoey Rd Avalon Beach

I certify that the requirements of the relevant BASIX Certificate Number 387729S for 532 Barrenjoey Rd Avalon dated August 31 2011 have been complied with in the construction of the dwelling.

Yours Sincerely



Peter Tout FAIA
Architect