



COUNCIL COPY

ABN 63 119 997 590

13 Thornleigh St, Thornleigh NSW 2120

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FINAL OCCUPATION CERTIFICATE No

2010/1245

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under
Sections 109C(1)(b) and 109F

Approval Date 08/09/10

Construction Certificate Number

2006/008

Approval Date

06/02/06

Council

Pittwater

DEVELOPMENT APPLICATION NO

367/05

APPROVAL DATE

20/09/2005

Name of Certifying Authority

Fitzgerald Building Certifiers Pty Ltd

Name of Accredited Certifier

Paul Fitzgerald - No BPB0119

Accreditation Body

Building Professionals Board

Applicant

Mr B & J George

Address

22 Bayview Place, Bayview NSW 2104

Owner

Mr B & J George

Address

22 Bayview Place, Bayview NSW 2104

Subject Land Lot

34

DP

31468

No

22

Bayview Place Bayview

Description of Development -

Building Work - Alterations & additions to existing dwelling

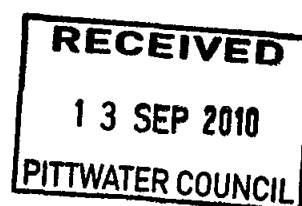
Building Code of Australia - Classification

1a

Value Of Work

\$100,000.00

The building is suitable for occupation



R - 287950
13/09/10
\$30 PRVC
[Signature]

Information relied upon for issue of certificate

Attachments Positive Covenant & restriction-as-to-user, Geotechnical Certificate, Smoke Alarm Certificate & Engineers Certificate

Record of Inspections.

1) Commencement of Building Work	Satisfactory
2) Piers prior to pour	Satisfactory
3) Footings prior to pouring of reinforced concrete	Satisfactory
4) Timber frame prior to lining	Satisfactory
5) Waterproofing of wet areas	Satisfactory
6) Stormwater pipes prior to backfilling	Satisfactory
7) Pool Steel prior to pouring of reinforced concrete	Not Required
8) Pool Fence prior to water in the pool	Not Required
9) Final Inspection - issue of Occupation Certificate	Satisfactory

CERTIFICATION

I, Paul Fitzgerald as the certifying authority am satisfied that,

the building will not constitute a hazard to the health or safety of the occupants of the building,
a current development application is in force for the building,
a current complying development consent construction certificate has been issued for the building
in respect to the plans and specifications for the building,
the building is suitable for its use under the Building Code of Australia and,
all the pre-conditions of development consent have been satisfied

PCA Accreditation No BPB 0119
Accreditation Body Building Professionals Board

SIGNATURE OF PCA

DATE

08/09/2010

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO 34/31468

SEARCH DATE	TIME	EDITION NO	DATE
8/7/2010	12 34 PM	6	30/6/2010

LAND

LOT 34 IN DEPOSITED PLAN 31468
LOCAL GOVERNMENT AREA PITTWATER
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP31468

FIRST SCHEDULE

BRADLEY NEVILLE GEORGE
JULIE ELIZABETH GEORGE
AS JOINT TENANTS

(T AB30229)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H778402 COVENANT
- 3 AB865234 MORTGAGE TO QANTAS STAFF CREDIT UNION LIMITED
- 4 AF552312 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS NIL

*** END OF SEARCH ***

Any entries preceded by an asterix do not appear on the current edition of the certificate of title.

Warning: the information appearing under notations has not been formally recorded on the Register

Hazlett Information Services hereby certifies that the information contained in this document has been provided electronically by the Registrar-

General in accordance with Section 96B(2) of the Real Property Act 1900

Level 4, 122 Castlereagh Street, Sydney 2000 DX 1078 SYDNEY

PHONE (02) 9261 5211 FAX. (02) 9264 7752

www.hazlett.com.au



Form 13PC
Release 2.1
www.lands.nsw.gov.au

POSITIVE COVENA

New South Wales

Section 88E(3) Conveyancing Ac

AF552312W
PRIVACY NOTE. Section 31B of the Real Property Act 1900 (RP Act) authorises th
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

34/31468

(B) LODGED BY

Document Collection Box 1W	Name, Address or DX, Telephone and LLPN if any Forsters DX 9213 Manly	CODE PC
Reference. George		

(C) REGISTERED
PROPRIETOR

BRADLEY NEVILLE GEORGE and JULIE ELIZABETH GEORGE

(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	AB865234	QANTAS STAFF CREDIT UNION 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 ☒ *Alice*

Signature of authorised officer ☒ *Warwick Lawrence*

Name of witness ☒ Amanda Clarke

Name of authorised officer ☒ Warwick Lawrence

Address of witness ☒ 1 Park St, Mona Vale

Position of authorised officer ☒ Public Officer

(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 *Ryan Petrie*

Signature of Registered Proprietor *Br George*

23 JUL 2010

Name of witness

RYAN PETRIE
13 MAXWELL STREET
MONA VALE, 2103

Address of witness

(H) Consent of the mortgagee

The mortgagee under mortgage

No AB865234

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 ☒ *Vicki Gail Lockeman*

Signature of mortgagee *Stephen*

Name of witness ☒ VICKI GAIL LOCKEMAN

PURSUANT TO THE POWER OF ATTORNEY
ATTORNEY'S NAME - STEPHEN SPECIFIED

Address of witness ☒ 420 FOREST RD HURSTVILLE NSW 2220

SWANSEA - LOANS MANAGEMENT
BOOK 4516 NO 189 UT 368

ANNEXURE 'A'
TO POSITIVE COVENANT
BETWEEN BRADLEY NEVILLE GEORGE AND JULIE ELIZABETH GEORGE
AND PITTWATER COUNCIL

TERMS OF COVENANT FOR ONGOING GEOTECHNICAL MAINTENANCE

- (1) The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO Sheet 10-91 1988 and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002
- (2) The retaining walls are to be inspected at intervals not exceeding 20 years
- (3) The subsurface drains are to be flushed out at intervals not exceeding 20 years

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

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

Signature of witness

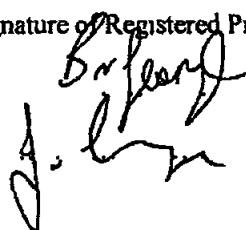
Name of witness

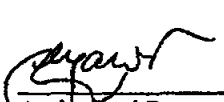
Address of witness



13 HOWELL ST
MORANGUE, 2403

Signature of Registered Proprietor





Authorised Person
Pittwater Council

Gurdeep Singh



PO Box 2119 Hornsby Westfield NSW 1635
Phone (02) 9482 9388 Fax (02) 9482 9688

CERTIFICATE

Date 16/01/2006

PROJECT ADDRESS 22 Bayview Place Bayview NSW

PROJECT DESCRIPTION Additions and alterations footings and slabs

In respect of the aforesaid project

I Gurdeep Singh of the abovementioned address hereby certify that

- 1 I am a practicing civil/structural engineer,
- 2 I am a Corporate Member of the Institution of Engineers Australia and a Chartered Professional Engineer in the field of Civil Engineering,
- 3 I am currently registered on the NPER-3 and practicing under the name of

Gurdeep Singh

- 4 I have inspected the works described above and I am satisfied that the work has been carried out according to plans and specifications and the work shall comply with AS2870 and satisfies sound engineering principles

Gurdeep Singh, MIE Aust, CPEng,
Registered Professional Engineer(NPFR-3)

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>BRAO GEORGE</u>
	Name of Applicant
Address of site	<u>22 BAYVIEW PLACE, BAYVIEW</u>

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)

on this the 11TH MARCH 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 29TH JUNE 2005 referred to below

Geotechnical Report Details

Report Title	RISK MANAGEMENT FOR PROPOSED ADDITIONS AT 22 BAYVIEW PLACE BAYVIEW VQ 22751
	SEE ATTACHED LETTER FROM STRUCTURAL ENGINEER & PHOT OF FOUNDATION MATERIAL
Report Date	29 TH JUNE 2005
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 1ST JULY 2005

D A No NQ367/05 Date consent given 20TH SEPTEMBER 2005

☒ 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

10 8 3 The subsurface drains are to be flushed out at intervals not exceeding 20 years

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>

M . MURPHY
ELECTRICAL SERVICE
90 BARRENJOEY RD
MONA VALE 2103

Licence No 185168c
Phone 0411 229 226

Brad & Julie George
22 Bayview Place
Bayview 2102

The Following is a certificate verifying that two (2) Ionization Smoke Alarms with a 10 year non removable lithium battery have been installed in the above mentioned address

These Smoke Alarms have a certificate of compliance with AS3786-93 (smoke alarms)

For any further information please do not hesitate to call me

Regards
M Murphy

