



CONSTRUCTION CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979 Sections 109C
(1) (b), 81a (2) and 81a (4)

Pittwater Council

Unit 9/5 Vuko Place, Warriewood NSW 2102

PO Box 882, Mona Vale NSW 1660

Tel: (612) 9970 1111

Fax: (612) 9970 7150

Internet: www.pittwaterlga.com.au

Email: pittwater_council@pittwater.nsw.gov.au

SITE DETAILS

Unit/Suite:	Street No:	Street:
	43	ALBERT ROAD
Suburb:	Lot No:	Deposit /Strata Plan:
AVALON BEACH	50	

DEVELOPMENT CONSENT

Development Application No:	Determination Date:
N0520/04	25 August 04

APPLICANT DETAILS

Name/Company:	Contact Person:
Robert Enskey	Robert Enskey
Postal Address:	Contact Numbers:
133 Pacific Rd	Phone (H/B): 9974 1771
Palm Beach 2108	Mobile: 0414 355 300
	Fax: 9974 1771
Signature of Applicant:	Date:
<i>[Signature]</i>	8/9/04

OWNERS DETAILS

Name:	If Company, contact person:
David Este and Ute Hoffman	
Postal Address:	Contact Numbers:
43 Albert Road	Phone (H/B): 9999 2777
Avalon Beach 2107	Mobile:
	Fax:
As the owner of the land to which this application relates, I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.	

Signature of Owners:

Date:

[Signature]

8/9/04

If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

SCANNED

30 SEP 2004

PITTWATER COUNCIL

CC0681/04

CC0681/C4

CG

CC 229.82

LSL 70.53

300.35

~~229.82~~

~~544.25~~

DEVELOPMENT DETAILS

Type of Work: ☒ Building Work

OR

☐ Subdivision Work

Description of proposal – (Provide brief, concise details):

1. Replace existing rear deck with new. build new skillion roof over.
2. Extend living room
3. Build new entry deck with roof over.

WHO WILL BE DOING THE BUILDING WORKS?

☐ Owner Builder

Owner Builders Permit No:

Copy of Owner Builders permit attached:

- ☐ Yes
- ☐ No – to be provided with Notice of Commencement Form

If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Paramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.

OR

☐ Licensed Builder

Name of Builder: Robert Enskey
Phone: 99791771
Mobile: 0414355300
Fax: 99791771

Contact person: Robert Enskey
Insurance Company: HIA

Insurance Certificate attached:

- ☒ Yes
- ☐ No – to be provided with Notice of Commencement Form

If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notice of Commencement Form.

VALUE OF PROPOSED DEVELOPMENT

Value of Works: \$ 35,266 (including full cost of labour and materials)

DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?



Yes



No

Only required if the development involves building works exceeding \$25,000.00.

OFFICE USE ONLY

Fee Type		Fee Amount
Construction Certificate Application Fee		
Long Service Levy Fee		
Driveway/Street Levels		
Kerb & Gutter Fee		
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
TOTAL		
Date of Receipt:	Receipt No:	Accepted By:

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council as the consent authority to assess your proposal.
Intended recipients	Council Staff and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	The Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided changes or is incorrect.	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres	818.60
Gross floor area of existing building?	Area in square metres	178.02
If no existing building, write "NIL"		
What is the existing building or site used for at present?	Main uses:	Residence
	Other uses:	
Does the site contain a dual occupancy?	☐ Yes	☒ No
Gross floor area of proposed building?	Proposed floor area in square metres	12.02
What will the proposed building to be used for?	Main uses:	Residence
	Other uses:	
How many dwellings:		
Are pre-existing at this property?	Dwellings:	1
Are proposed to be demolished?	Dwellings:	0
Are proposed to be constructed?	Dwellings:	0
How many storeys will building consist of?	Storeys:	2
What are the main building materials?		
Walls		Roof
Full Brick	☐	Aluminium
Brick veneer	☐	Concrete or slate
Concrete, masonry	☐	Tile
Steel	☐	Fibrous cement
Fibrous cement	☐	Steel
Timber/weatherboard	☒	Other
Cladding-aluminium	☐	Unknown
Curtain glass	☐	
Other	☐	
Unknown	☐	
Floor		Frame
Concrete	☐	Timber
Timber	☒	Steel
Other	☐	Other
Unknown	☐	Unknown

APPLICANTS CHECK LIST

Note: This list is intended as a guide to the type of information to be submitted. Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application.

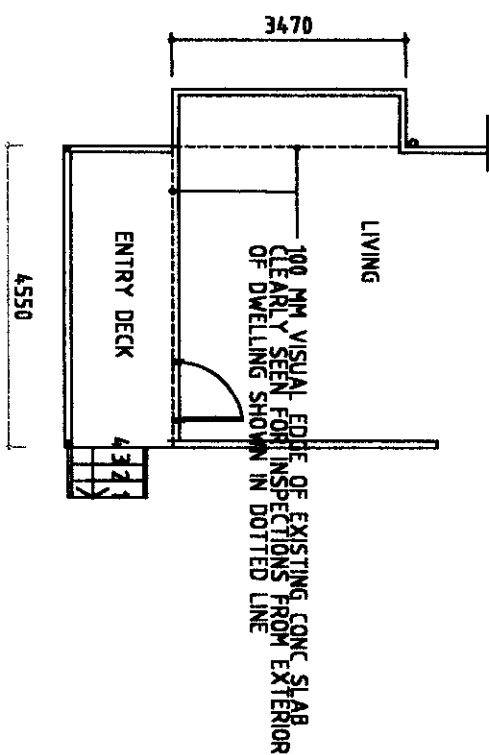
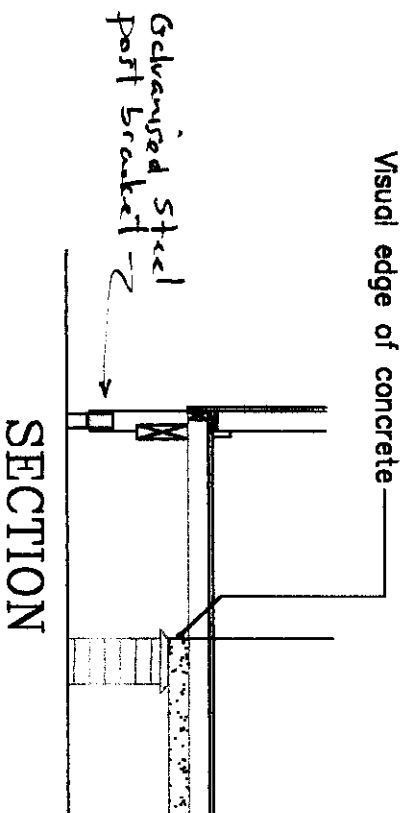
Application Form –	☒ Owners Consent ☒ Applicant's Signature ☒ Long Service Levy ☐ Driveway/Street levels Application
Supporting Documentation - (3 copies of each)	☒ Architectural Plans ☒ Quick Check Plans endorsed by Sydney Water ☒ Construction Specifications for Building Works ☒ Structural Engineer's Plans ☒ Structural/Geotechnical Certificates ☐ Landscape Plans ☐ Driveway Level Plans ☐ On-site Stormwater Detention Plans ☒ Drainage Plans on Site Storm Management ☒ Erosion and Sediment Management Plan ☒ Sydney Water Quick Check Plans ☐ Subdivision Work Plans ☒ Schedule of External Finishes/Colours ☐ Fire Safety Measures Schedule ☐ Form No. 2 – "Geotechnical Risk Management Policy for Pittwater" ☐ Details and location of fencing for Swimming Pool to comply with AS 1926-1986 "Fences and Gates for Private Swimming Pools" ☐ Specifications for construction of buildings in Bushfire-prone areas ☐ Security Deposit / Section 94 contributions

[illegible]

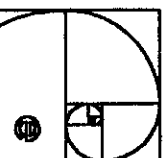
R/152650

TERMITE CONTROL METHODS:

1. All timber posts are to be mounted on galvanised steel brackets with 75mm min. visual exposure all round
2. Where possible, 75mm clear visual to edge of susp' concrete slab
3. Kordon chemical termite barrier to be used where physical termite shields are not possible



TERMITE CONTROL PLAN



n s b e y

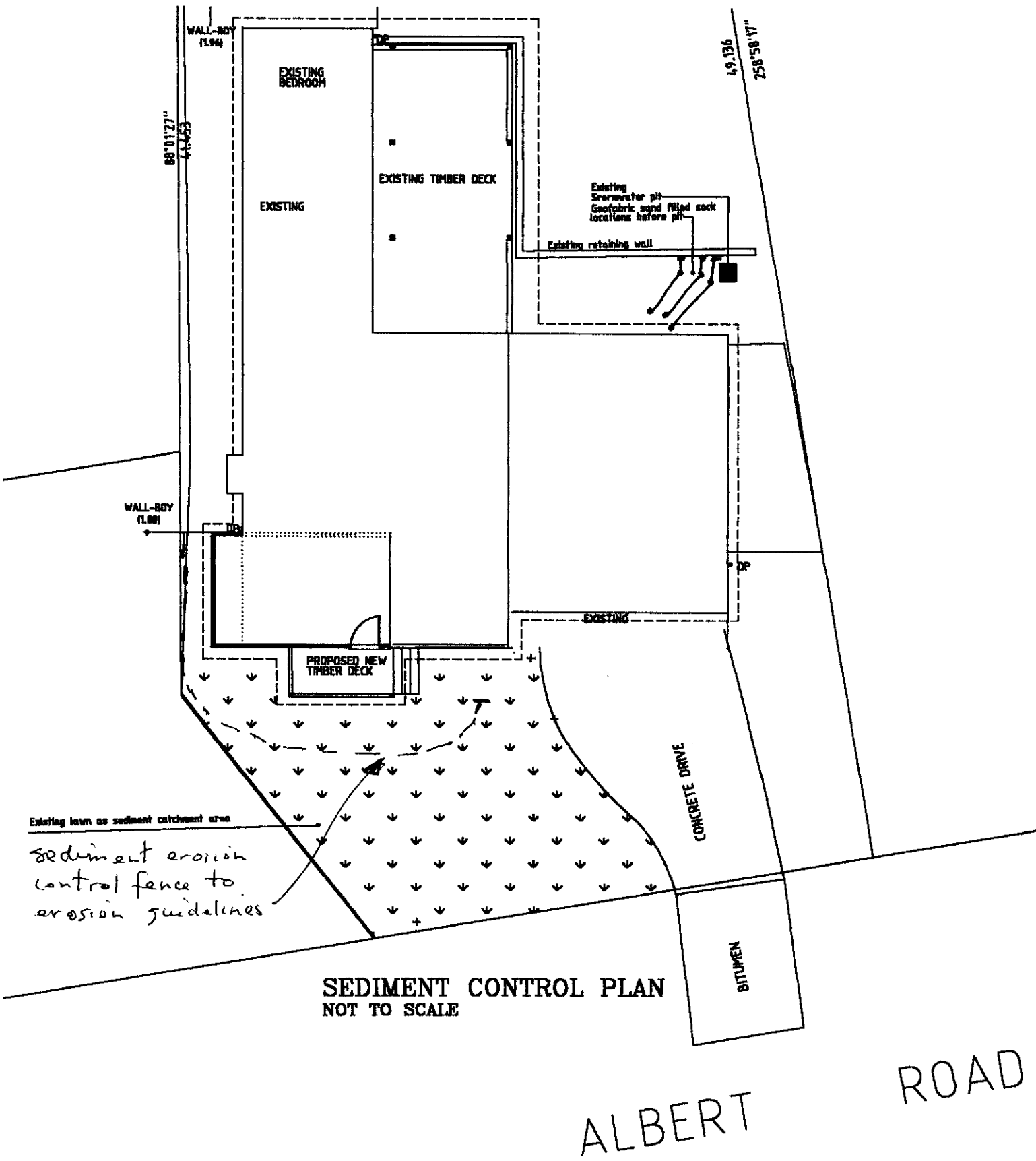
building & design

Lic no. 16641C

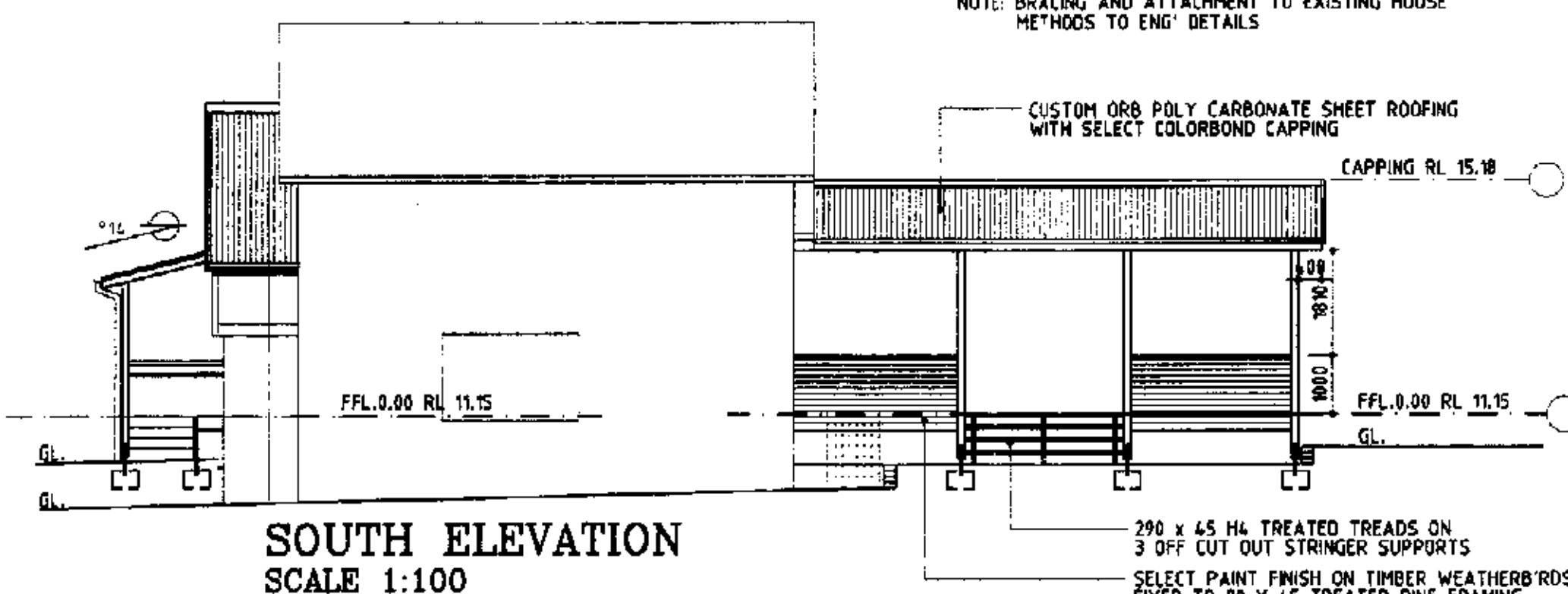
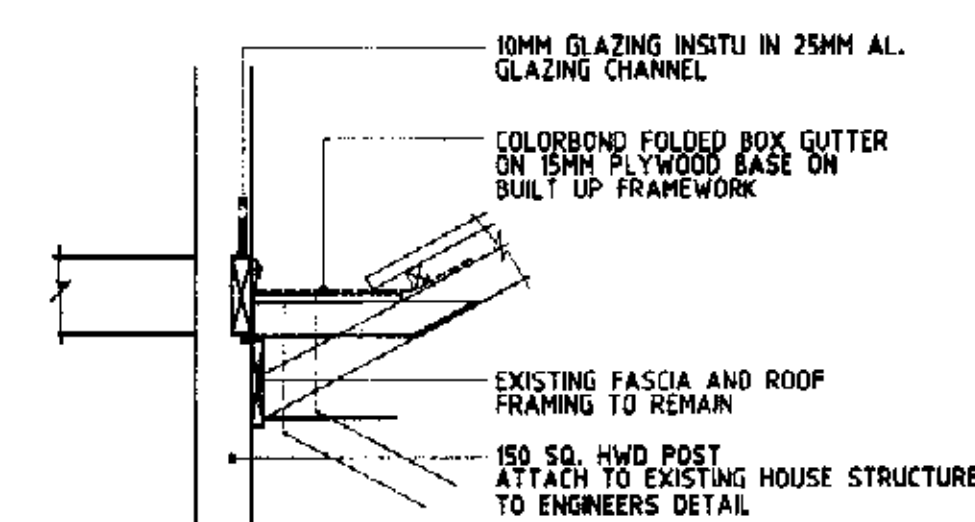
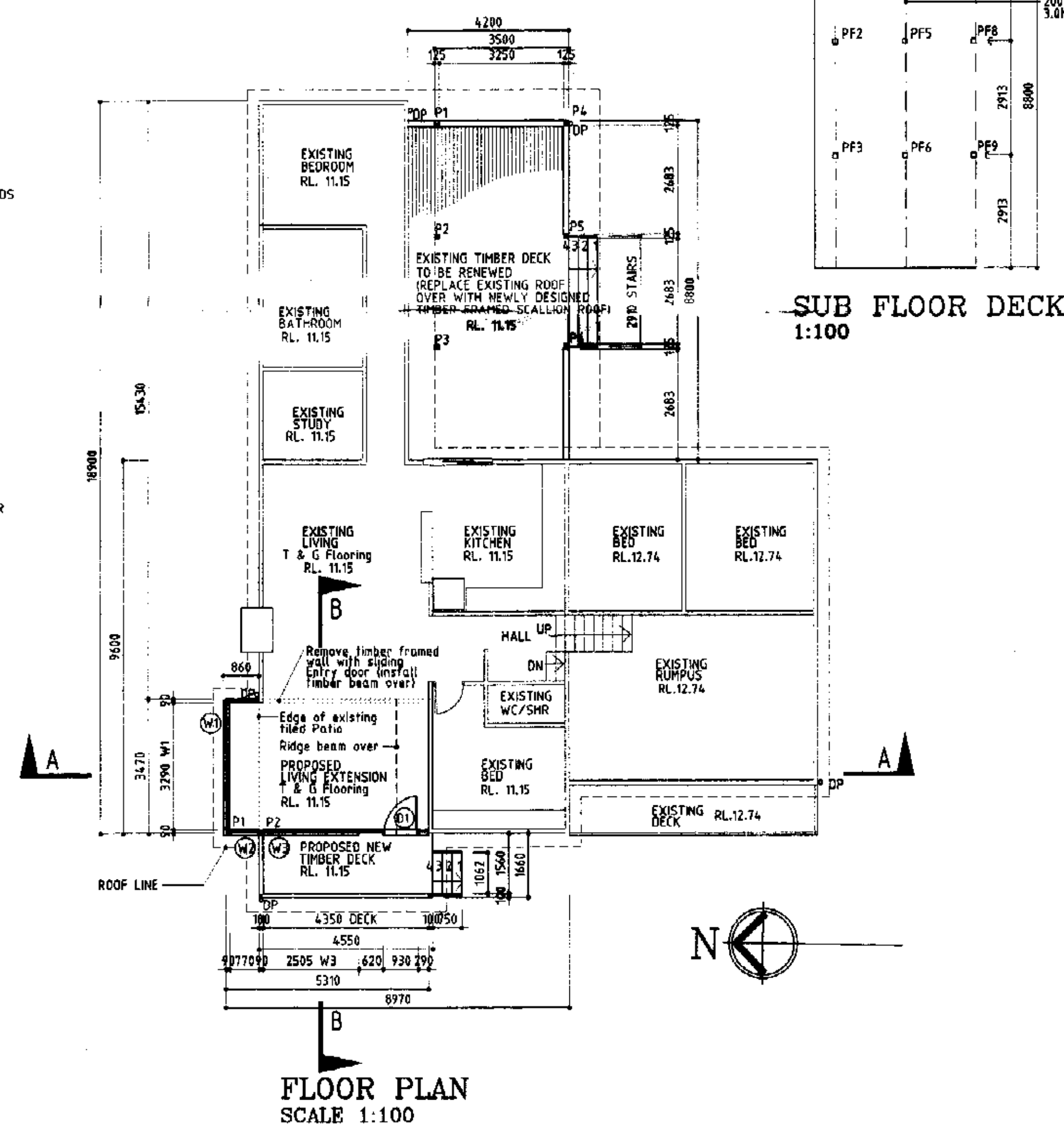
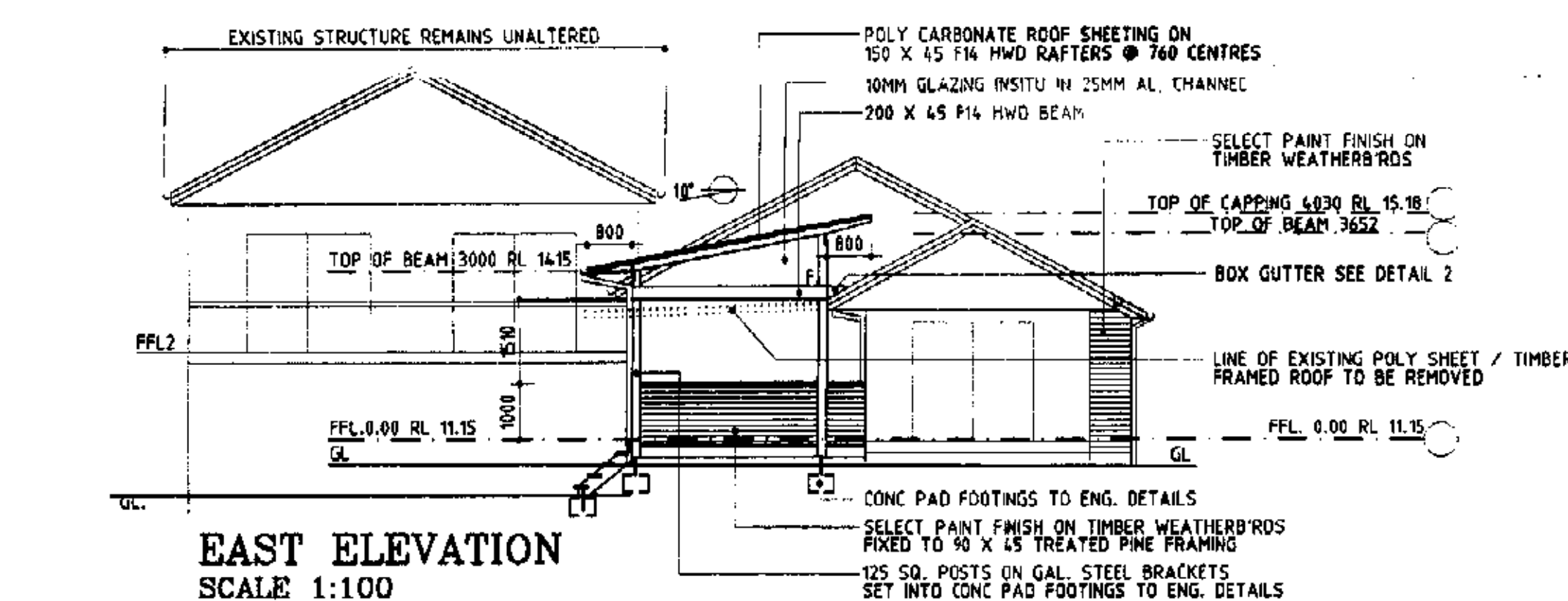
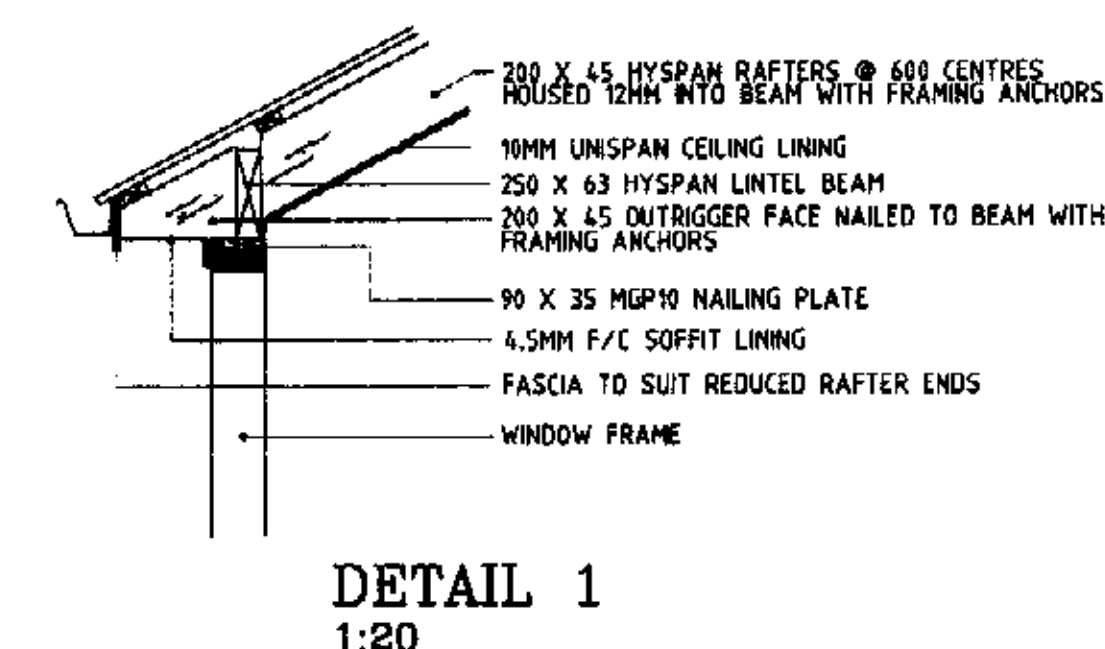
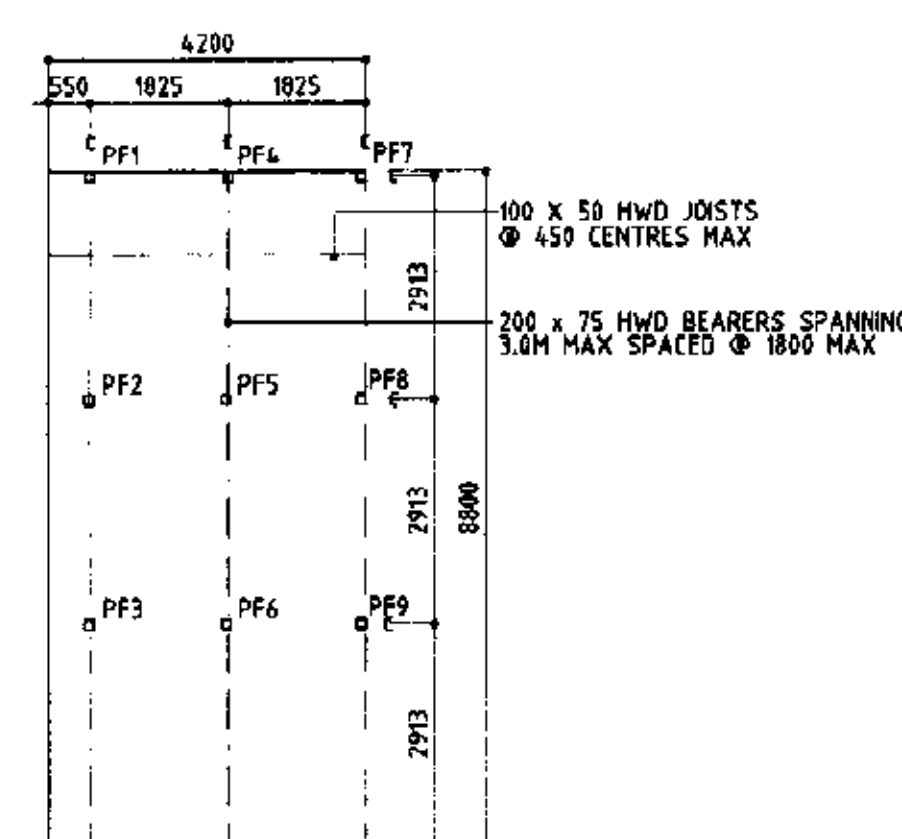
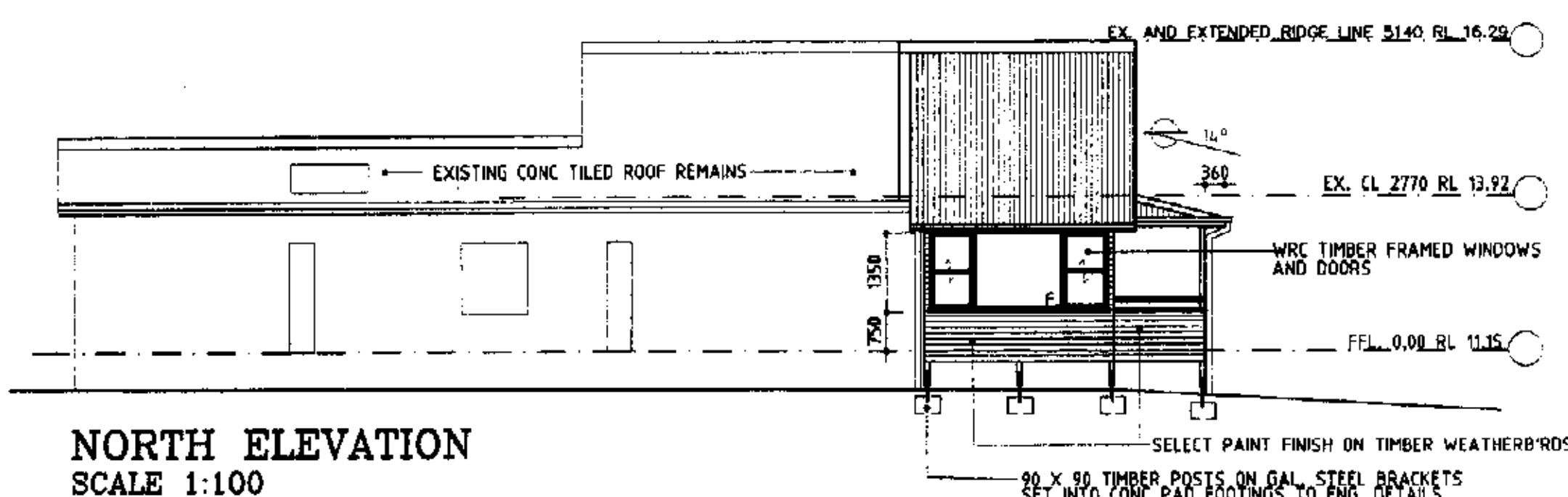
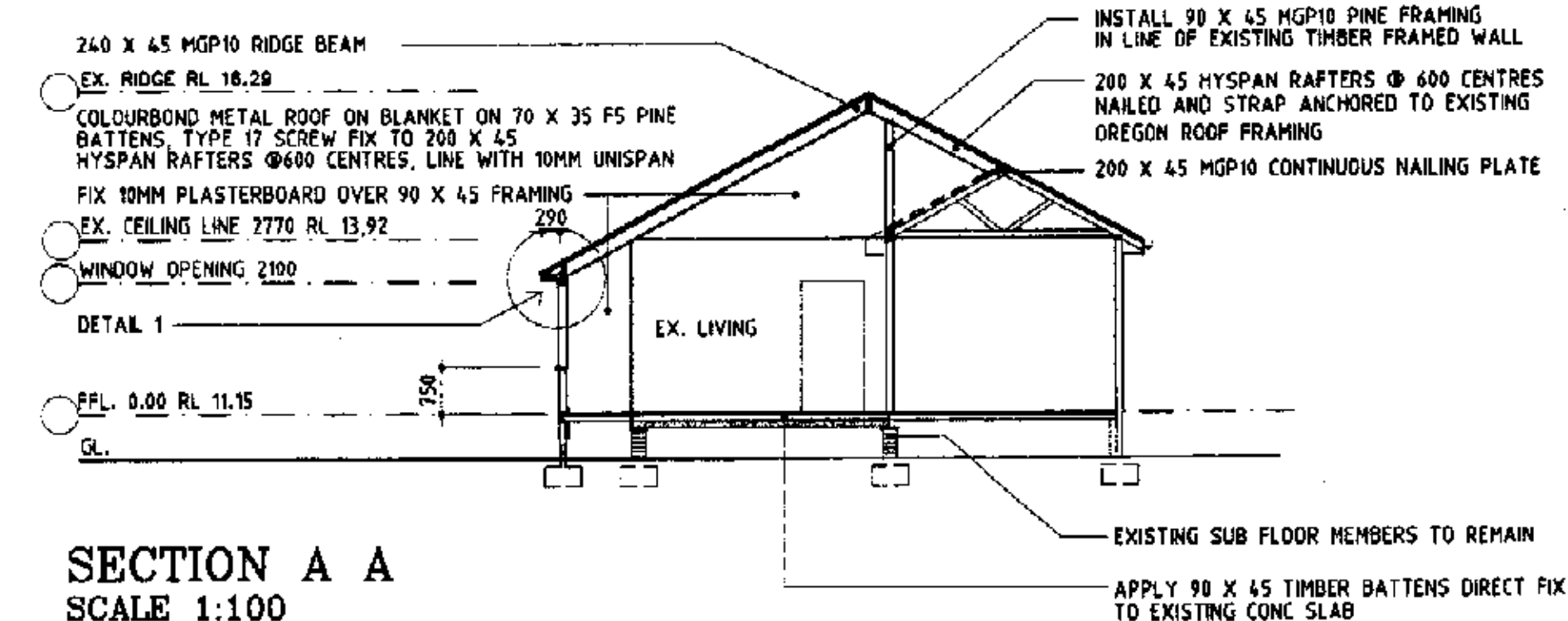
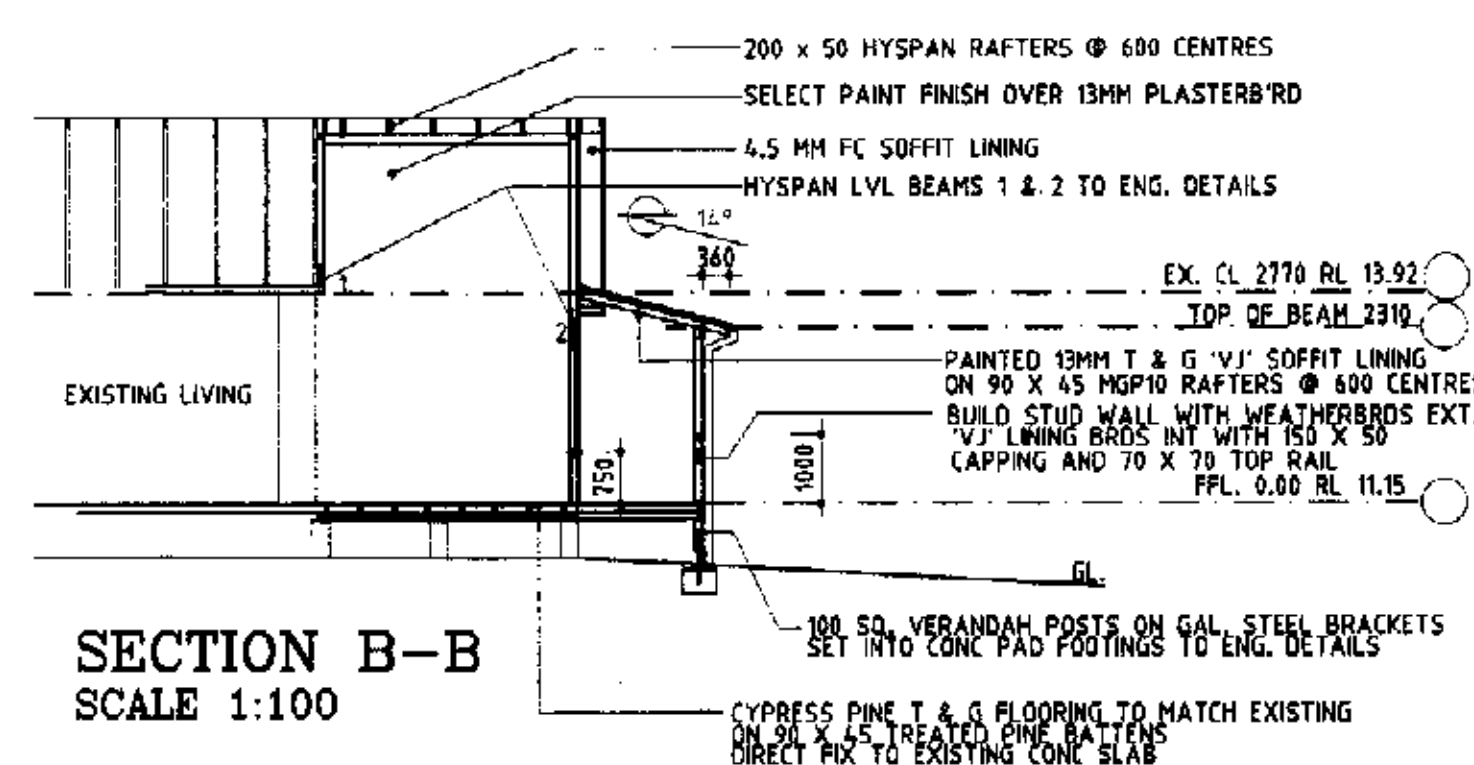
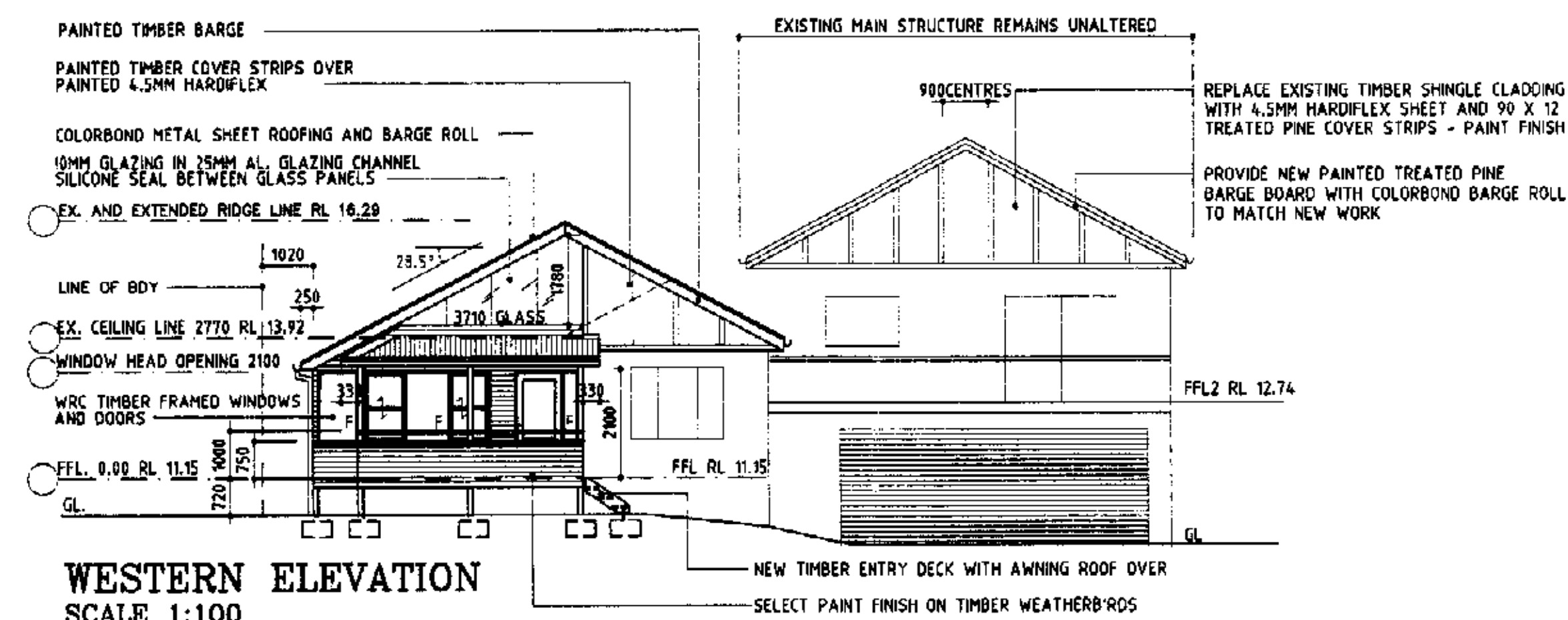
133 Pacific Rd, Palm Beach NSW 2108
(tel)99741771 (fax)99741771 (mobile)0414355300

ALTERATIONS AND ADDITIONS
43 ALBERT ROAD
AVALON BEACH 2107
For: David Este and Ute Hoffmann

SCALE	DATE	SHEET No.	OF
1:200,100,50,20	4 JUNE 2004	1	1
DRAWN R.J.E.	CHECKED	PROJECT No. 43 ALBERT	

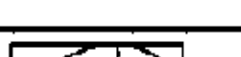


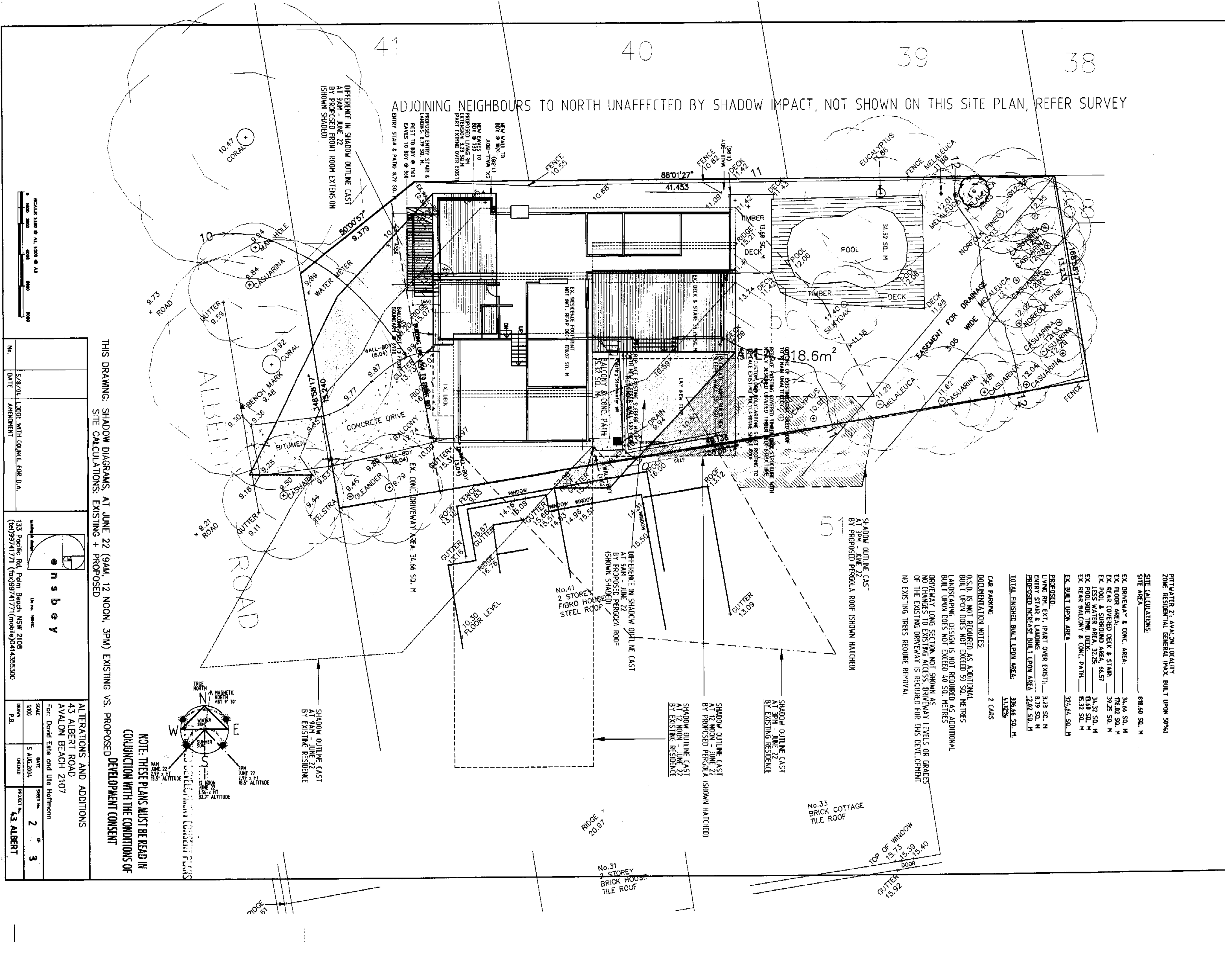
SEDIMENT CONTROL PLAN
NOT TO SCALE



PITTSWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

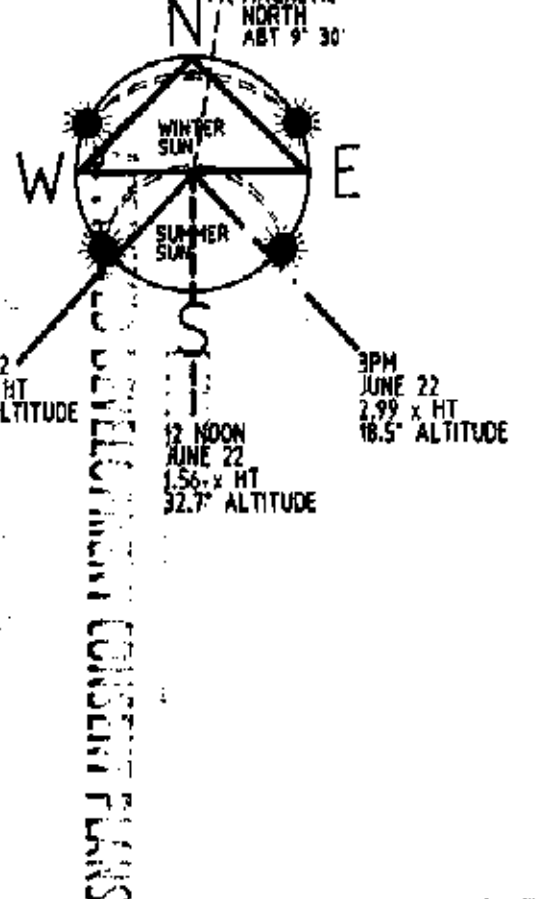
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS

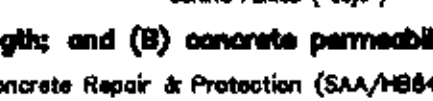
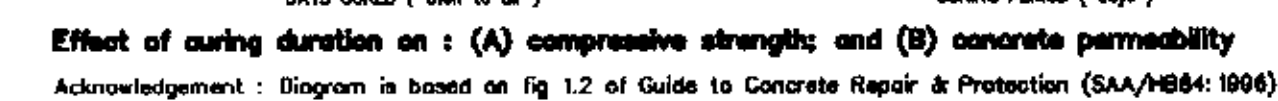
SCALE 1:200 @ A1, 1:900 @ A8 0 1000 2000 3000 4000					
C.D.C. R.L. G.R. FLOOR LEVEL D.P. F.W.	CONCRETE REINFORCED CONCRETE RELATIVE LEVEL BUILDING FLOOR LEVEL GROUND LEVEL RIVER GLASS BALUSTRADE FLOOR WASTE	NOTES 1. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCING WORK. 2. ALL WORKS ARE TO COMPLY WITH THE RELEVANT SAA BUILDING CODES, TO THE SATISFACTION OF LOCAL COUNCIL'S REQUIREMENTS AND OTHER AUTHORITIES CONCERNED. 3. ANY STRUCTURAL DETAILS ARE TO BE SUPPLIED BY A STRUCTURAL ENGINEER. 4. FIGURED DIMENSIONS ARE TO BE GIVEN IN PREFERENCE TO SCALE 5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LIGHT TIMBER FRAMING CODE A.S.1684 6. MAKE GOOD AND REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK-RE-USE EXISTING MATERIALS WHERE POSSIBLE. 7. PLUMBING WORKS BY LICENCED CONTRACTOR, STANDARDS OF AGU, SYDNEY WATER & LOCAL COUNCIL. 8. ELECTRICAL INSTALLATION BY LICENCED CONTRACTOR TO THE SATISFACTION OF ENERGY AUSTRALIA & SAA WIRING RULES. 9. GLASS INSTALLATION BY LICENCED CONTRACTOR, IN ACCORDANCE WITH AS1288 - INSTALLATION OF GLASS IN BUILDINGS.			
P1 P.FL.	TIMBER POST 100 AND 50mm CONC PAD FOOTING			5/7/04	LODGE WITH COUNCIL FOR D.A.
		PLAN OR DOCUMENT CERTIFICATION I am a qualified BUILDING DESIGNER/ARCHITECTURAL DRAFTSMAN I hold the following qualifications: • BUILDER CONTRACTOR LICENSE NO. 16941C • ARCHITECTURAL DRAFTSMAN'S CERTIFICATE - SYDNEY TAFE Further I am appropriately qualified to certify this component of the project I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian industry standards. Robert J Ensbey 5/7/2004 Name Date Signature			
		133 Pacific Rd, Palm Beach NSW 2108 (tel)99741771 (fax)99741771(mobile)0414355300		ALTERATIONS AND ADDITIONS PRESENT 43 ALBERT ROAD AVALON BEACH 2107 For: David Este and Uta Hoffmann SCALE DATE SHEET No. OF 1:200, 100, 50, 20 5 AUG. 2004 1 3 DRAWN CHECKED PROJECT No. R.J.E. 43 ALBERT	



THIS DRAWING: SHADOW DIAGRAMS, AT 9AM, 12 NOON, 3PM) EXISTING VS. PROPOSED DEVELOPMENT CONSENT	
SITE CALCULATIONS: EXISTING + PROPOSED	
No.	DATE
5/8/2014	LOOSE WITH COUNCIL FOR D.A.
133 Pacific Rd, Palm Beach NSW 2108 (tel)09741771 (fax)09741771 (mobile)0414355300	
nsbey	
Ltr No. 2108	
ALTERATIONS AND ADDITIONS	
43 ALBERT ROAD	
AVALON BEACH 2107	
For: David Este and Ute Hoffmann	
SCALE	DATE
1:500	5 JUL 2014
DATE	CREATED
5 JUL 2014	PROJECT No.
5 JUL 2014	43 ALBERT

PIT/WATER 21: AVALON LOCALITY	
ZONE: RESIDENTIAL GENERAL (MAX. BUILT UPON 50%)	
SITE CALCULATIONS:	
SITE AREA	618.60 SQ. M
EX. DRIVEWAY & CONC. AREA	34.66 SQ. M
EX. FLOOR AREA	78.02 SQ. M
EX. REAR COVERED DECK & STAIR	39.25 SQ. M
EX. POOL & SURROUNDING AREA	66.57 SQ. M
EX. LESS WATER AREA	34.32 SQ. M
EX. POOLSIDE TING. DECK	13.60 SQ. M
EX. REAR BALCONY & CONC. PATH	15.32 SQ. M
EX. BUILT UPON AREA	324.44 SQ. M
PROPOSED:	
LIVING RM. EXT. (PART OVER EXIST.)	3.23 SQ. M
ENTRY STAIR & LANDING	8.79 SQ. M
PROPOSED INCREASE BUILT UPON AREA	324.92 SQ. M
TOTAL FINISHED BUILT UPON AREA	336.66 SQ. M
	54.12%
DOCUMENTATION NOTES:	
O.S.D. IS NOT REQUIRED AS ADDITIONAL BUILT UPON DOES NOT EXCEED 50 SQ. METRES	
LANDSCAPING DESIGN IS NOT REQUIRED AS ADDITIONAL BUILT UPON DOES NOT EXCEED 40 SQ. METRES	
DRIVEWAY LONG SECTION NOT SHOWN AS NO CHANGES TO EXISTING ACCESS, DRIVEWAY LEVELS OR GRADES OF THE EXISTING DRIVEWAY IS REQUIRED FOR THIS DEVELOPMENT	
NO EXISTING TREES REQUIRE REMOVAL	
CAR PARKING	
2 CARS	





- CONCRETE NOTES.**
1. All concrete work to be in accordance with AS 3600.
 2. F/c Refer to table.
 3. Maximum aggregate size = 20 for footings, walls & beams.
= 10 for block filling.
 4. Slump = 90.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 7. Bar Chairs to be no more than 80mm c/c to c/c spacing.
 8. Reinforcing steel to comply with AS/NZS 4671:2006 and to be D50N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class)
 9. Reinforcement to be tied at every other intersection minimum.
 10. Closure Vapour Barrier to be in accordance with AS 2870-1996.
 11. U/V Resistant and to be in accordance with AS 2870-1996.

- TIMBER NOTES :**
1. All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3660.1, AS 1684.2, AS 1720.1 and the specification.
 2. Refer to the Architect's Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanized unless otherwise specified.
 6. All F7 timber shown are nominal sizes only.

- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3660.1, AS 4100, AS 1534 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.
5. Unless otherwise noted use
- a) 8mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 16mm dia. 4.6/s bolts
6. Minimum end bearing 150mm.

Element	Cover (mm)		F/c at 28 Days	
	Internal	External	Internal	External
Pls	50		25	
Footings	50		25	
Slack Filling	refer to detail			
Slab on Ground				
- Top				
- Bottom				
Beams				
Columnns				
Slabs				
Walls				

The minimum clear cover is to reinforcement ties and stirrups.

PLAN OR DOCUMENT CERTIFICATION

I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER.....
I hold the following qualifications or licence No.....M.Eng.Sc.....
.....F.J.E.Aust.....Nper3.....Struct.Civil.No.149788.....
Further I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions of
development consent, A.S.1170.2, the provisions of the Building Code of Australia.
A.S.1170.1, A.S.1170.1.1, A.S.1170.2, A.S.1684, A.S.2870.1, A.S.3600, A.S.3700
A.S.4100 & A.S. 1163
Jack D. Hodgson 7/19/14 J.D.Hodgson
Name Date Signature

No.	Amendment	Drawn	Date
	Unless this company carries out the inspections of all the structural elements and approves them, NO responsibility will be taken for the structural integrity of the completed work.		

**FOOTING PLAN, VERANDAH, EXTENSION & ROOF
MARKING PLAN.
PROPOSED ALTERATIONS & ADDITIONS
43 ALBERT ROAD
AVALON**

ESTE & HOFFMANN

Our drawings are based on the information provided by:-
ROBERT ENSBEY
 Drawing No:- 1 Date:- 5.8.04

The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with this Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED
Consulting Civil, Geotechnical, and Structural Engineers.
11 Bungon Street, MONA VALE 2103. P.O. Box 389. Post Code 1660.
Telephones (02) 9979 8733. Facsimile (02) 9979 8926. A.C.N. 053

Designed JDH	Drawn ARC	Job No.	Drawing No.
Checked SG	Scale 1:100.20. unq.	22091-S1	
Date 21 SEPTEMBER 2004			

DUPLICATE STAMPING

SYDNEY WATER

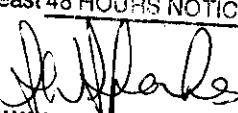
Proposed building is APPROVED for construction over/adjacent to Sydney Water's sewer provided

1. Foundations are below ... zone of influence
2. No part of the building or its foundations is less than 0.6 horizontal distance from the centre-line of the sewer
3. Foundations are constructed in accordance with Engineers detail plans as submitted to and stamped by Sydney Water

NOTE: ABOVE CONDITIONS, AND ANY OTHERS, MUST HAVE SYDNEY WATER SUPERVISION OTHERWISE LETTER OF COMPLIANCE WILL NOT BE ISSUED

Supervision can be arranged by phoning Inspector on 89 775 208 between 8.30a.m. and 3.30 p.m. giving at least 48 HOURS NOTICE

See file. BAS 3395394


TECHNICAL SERVICES
CHATSWOOD CUSTOMER CENTRE
27.9.04

SYDNEY WATER CORPORATION LIMITED
A.C.N. 063 279 649



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22091.

27th September, 2004.

Page 1.

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

Dear Sir,

43 ALBERT ROAD, AVALON.

This Report on Structural Adequacy is based on a surface inspection of the subject property. No opening up of the existing developments or excavations have been carried out

On 27th September 2004 we inspected the existing house at the subject address and examined the plans of the proposed additions and renovations.

WE are satisfied that the existing structure is adequate to support the loads likely to be imposed on it provided any point loads are carried directly down through the structure to old or new footings.

Our Mr Jack Hodgson is appropriately qualified and experienced to give this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.



**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

11 Bungan Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



A SINCORP COMPANY

Customer Service
Level 9 501 Swanston St
Melbourne Vic 3000
Telephone 131010
Facsimile 1300 558 823

Facsimile

To	Robert	From	Snezana
Company		Department	Business Insurance
Fax Number	02 9974 1771	Phone Number	131010
Date	8/09/2004	Total Pages	3
Subject	Certificate of Currency for SB2325769		

Please telephone 131010 if this facsimile was incomplete or illegible.

The information in this facsimile is intended for the named recipient only. It may contain privileged and confidential information. Any unauthorised use of the information is expressly prohibited. If you received this document in error, please telephone the sender immediately (reverse charges) and destroy the document. Thank you.



A SUNCORP COMPANY

BUSINESS INSURANCE

GIO General Limited ABN 22 002 861 583

ROBERT J ENSBEY
133 PACIFIC ROAD
PALM BEACH
NSW 2108

This is not a request for
payment.

Page 1

3

CERTIFICATE OF CURRENCY AS AT 08/09/2004

This is to certify that the policy detailed below is in force until the expiry date shown, subject to the payment of the premium.

All Enquiries: BUSINESS INSURANCE

Phone: 13 10 10

Policy Number: SB2325769
Date Issued: 08/09/2004

APPROVER ID: G710 /350

TRADE INSURANCE - POLICY SUMMARY

If the Policy covers more than one situation, the Policy Sections shown below as INSURED may not apply to every situation.

SECTIONS INSURED

- * PUBLIC & PRODUCTS LIABILITY

SECTIONS NOT INSURED

- * FIRE AND OTHER DAMAGE
- * BUSINESS INTERRUPTION
- * ACCIDENTAL DAMAGE
- * BURGLARY
- * MONEY
- * GLASS
- * GOODS IN TRANSIT
- * FRAUD & DISHONESTY
- * MACHINERY OR ELECTRONIC EQUIPMENT BREAKDOWN
- * GENERAL PROPERTY
- * TAX AUDIT
- * CONSTRUCTION

refer to the following page(s) for details of your insurance.

2004-09-08

11:31

61 3 86504567

GIO

P 3/3



A SUNCORP COMPANY

BUSINESS INSURANCE

GIO General Limited ABN 22 002 861 583

TRADE INSURANCE - POLICY DETAILS

Policy Number SB2325769

Page 2 Final Page
Date Issued 08/09/2004
3**Policy:**Insured(s):
ROBERT JOHN ENSBEYTrading Name(s):
ENSBEY BUILDING & DESIGN

GST Registered: Yes ITC Eligibility: 100.00%

Period of Insurance:
13/05/2004 to 4PM 13/05/2005BUSINESS:
BUILDING CONTRACTORSituation:
133 PACIFIC ROAD
PALM BEACH
NSW
NSW 2108**PUBLIC & PRODUCTS LIABILITY POLICY SECTION**

ENDORSEMENT For Term 08/09/2004 to 4PM 13/05/2005

Limit(s) of Liability

\$10,000,000

\$10,000,000

(A) Public Liability

(B) Products Liability

Domestic Turnover : Up to \$100,000
Overseas Turnover : NIL

Excess(es): \$200

GST Registered: Yes ITC Eligibility: 100.00%

Home Owners Warranty

certificate

of insurance

Robert John Ensbey
133 Pacific Road
PALM BEACH NSW 2106

FORM 1

HOME BUILDING ACT 1989

Section 92

Certificate In respect of Insurance

CONTRACT WORK

A contract of insurance complying with Section 92 of the Home Building Act 1989
has been issued by: Vero Insurance Limited ABN 48 005 297 807

In Respect Of: Alteration/Addition
At: Lot No: 50 Unit No: House No: 43
Albert Rd
AVALON BEACH NSW 2107

Carried Out By: Robert John Ensbey
Licence No: 16941C
ABN: 94 243 971 685

Subject to the Act and the Home Building Regulation 1997 and the
conditions of the insurance contract, cover will be provided to a
beneficiary described in the contract and successors in title to the
beneficiary.

HIA INSURANCE SERVICES

ABN 84 076 480 967

An associated company of
Aon Risk Services Australia Ltd

PO Box 241

Ryde NSW 2112

Telephone (02) 9808 7222

Facsimile (02) 9808 7233

CLAIMS ENQUIRY LINE

1800 554 255

Certificate No: 336189

Local Authority Copy

Issue Date 08/09/2004

Aon Risk Services Australia Ltd
ABN 17 000 434 720 act as Broker
for the Builder. A Tax Invoice has
been issued by
HIA Insurance Services Pty Ltd
ABN 84 076 480 967,
as authorised representative of
Aon Risk Services.

Insurer:

Issued by Vero Insurance Limited:

- Vero Insurance Limited
ABN 48 005 297 807



Home Owners Warranty

certificate

of insurance

Robert John Ensbey
133 Pacific Road
PALM BEACH NSW 2108

FORM 1

HOME BUILDING ACT 1989

Section 92

Certificate in respect of Insurance

CONTRACT WORK

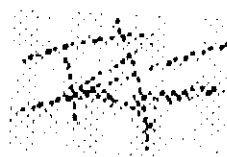
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ABN 84 076 460 967,
as authorised representative of
Aon Risk Services.

TAX INVOICE

Premium:	\$1,168.43
GST:	\$116.84
Stamp Duty:	\$64.26
Admin Chg:	\$95.89
Chg GST:	\$9.58
Total:	\$1,455.00

Total Includes Policy Fees, Stamp Duty and GST.

Insurer:

- Vero Insurance Limited
ABN 48 005 297 807

PO Box 337
 Bundoora MDC VIC 3083
 Phone: 1100
 Fax: 1300 652 077
 www.dialbeforeyoudig.com.au

DIAL BEFORE YOU DIG **Caller Confirmation**



To: Mr Robert Ensbey
 Enquiry Date: 15/09/2004 9:18:34 AM
 Priority Type: Normal

Job No: 1496895
 Start Date: 17/09/2004

Dig Safely - ensure all information has been received prior to excavating and hand expose pipes and cables before using heavy machinery.

The asset owners listed below have been advised of your enquiry. We have requested that they contact you with information of their asset locations, within 2 working days. Additional time should be allowed for information issued by post.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry.

It is your responsibility to check that the location of the dig site on the map below is correct and to contact any other asset owners not listed herein.

IMPORTANT: For further information regarding your enquiry, please contact the asset owner listed below and quote your Seq No.

Seq No.	Asset Owner	Contact No	Notification Status
7960130	Sydney Water (N) **	0299520444	Not Notified
7960131	EnergysAustralia, Northern	0249510899	Notified
7960132	Agility, North	0249535100	Notified
7960133	Teistra, North Harbour	0292040989	Notified
7960134	Optus Networks, Nsw	1800505777	Notified

Caller Details:

Customer Id: 349812
 Contact: Mr Robert Ensbey
 Company: Private
 Address: 133 Pacific Rd
 Palm Beach Nsw 2108

Phone: 0414355300
 Mobile: Not Supplied
 Fax No: 0299741771
 Email: Not Supplied

LOCALITY INDICATION ONLY	Location Details
	WARNING The adjacent map displays the location of the dig site only and does not display any asset owner's pipes or cables. Asset owners' will send you plans directly. Address: 43 Albert RD Avalon NSW 2107 Intersection: Careel Head RD Side of Street: E Distance: 45m SE Activity: Construction Location Type: Both Private Property & Road Reserve For Planning: No Traffic Affected: No Parcel ID: Section/Hundred: Property Ph No:

Map Ref: UbdSyd 99D11:99E11

Additional work site information:

DBYD Message: Visit our new Web site - www.dialbeforeyoudig.com.au

END OF TRANSMISSION



Network Protection

FACSIMILE

To: Mr Robert Ensbey

Fax no: 099741771

Date: Wednesday, 15 September 2004 11:05:44 AM

No of pages including cover: 02

From: BETTY BANTA

Tel: (02) 0288769507

This facsimile is a private communication and its contents may be privileged and confidential. The contents are intended only for the recipient named in this message and any unauthorised use is prohibited. If you do not receive this transmission in full, please contact us on the above number. If you have received this facsimile in error please advise us and destroy your copy. Thank you.

Message:

SOCS Enquiry Numbers: 7960132

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply:

Excavation Guidelines:

If you are going to excavate/bore within 0.4m of the gas main location as indicated on the map you must excavate carefully by hand. If you can't locate the gas main, contact the local depot.

North: (02) 8876 9504

KEY

MAXIMUM ALLOWABLE OPERATING PRESSURE			
—T—	TRUNK MAIN	7000 kPa	VALVE
—P—	PRIMARY MAIN	5500 kPa	SYSTEM PRESSURE REGULATOR
—S—	SECONDARY MAIN	1050 kPa	SIGN
—		300 kPa	6 INCH CAST IRON MAIN
—		200 kPa	150MM STEEL MAIN
—		7 kPa	100MM POLYETHYLENE / NYLON MAIN
—400—		400 kPa	50MM NYLON INSERTED INTO
—100—		100 kPa	6 INCH CAST IRON MAIN
—50—		50 kPa	DISTANCE IN METRES OF MAIN FROM
—		2 kPa	BUILDING LINE (TOLERANCE OF 0.4M)
—			HOUSE NUMBERS
—	PROPOSED MAINS		NETWORK BOUNDARY
			NETWORK NODES

Warning: This company's plans show the position of its underground gas mains and installations in public gazetted roads only. individual customers services are not included on these plans. These plans have been prepared solely for the Companies own use and may show the position of such underground mains and installations relative to fences, buildings etc., as at the time the mains etc were installed and not necessarily corrected to take account of any subsequent change in particular. Agility will accept no liability for inaccuracies in the information or lack of information on such plans for any cause whatsoever arising. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to the Companies underground mains and equipment.

In case of Emergency Phone 131909 (24 hours)

If further information is required, please contact:

EnergyAustralia GIS Operations

Phone: (02) 4951 0899

Fax: (02) 4951 0729



EnergyAustralia

Emergency Phone Number 131388

Underground Cable Location Search Advice -- EnergyAustralia Assets Affected --

To:	Mr Robert Ensbey Private 133 Pacific Rd Palm Beach NSW 2108	Fax No:	0299741771
		Phone No:	0414355300
		Issue Date:	15/09/2004
		No. of Pages:	3

In response to your enquiry, Sequence No: 7960131
the records of EnergyAustralia disclose that there are underground cables of
EnergyAustralia in the search location (described by the map reference below):

Address:	43 Albert RD Avalon NSW 2107
Intersecting Streets:	Careel Head RD
Side of Street:	E
Ref:	UbdSyd 99D11,99E11

Details of EnergyAustralia's plans supplied : Dist99D11 Dist99E11

These plans are (mark "X" in appropriate box):-

- ☐ Attached.
- ☐ Following immediately by Fax.
- ☐ Held atG.I.S office for collection by your
courier/agent as per your instructions.
- ☒ Posted. (Please contact the G.I.S office number indicated above if the
plans are not received within 3 working days.)

**ALL INFORMATION PROVIDED TO YOU IS ONLY VALID FOR 28 DAYS
FROM THE DATE OF ISSUE.**

**YOU MUST READ AND UNDERSTAND THE
IMPORTANT INFORMATION ON PAGE 2 OF THIS ADVICE.**

IMPORTANT INFORMATION

YOU MUST BE AWARE THAT:

1. There may be underground cables owned by other utilities, in the vicinity of your work, about which EnergyAustralia has no information.
2. EnergyAustralia does not usually keep plans of privately owned underground cables or its underground service cables on private property. (Refer NS 0156 Clause 2.1 for further information.)

YOU MUST MAKE YOUR OWN ENQUIRIES IN RESPECT OF THESE CABLES.

YOU MUST UNDERSTAND THAT:

1. EnergyAustralia takes all reasonable care in providing details of its underground cables. However, owing to changes in road and footway alignments and levels, and the age and incompleteness of some records, it is not possible to conclusively specify the location of all of EnergyAustralia's underground cables. The accuracy and completeness of the information provided to you cannot be guaranteed. It is intended to be indicative only. It must not be **solely** relied upon when undertaking underground works.
2. Except to the extent that liability may not be capable of lawful exclusion, EnergyAustralia, its servants and agents will be under no liability whatsoever to any person for loss or damage (including indirect or consequential loss or damage) however caused (including without limitation, for breach of contract, negligence and breach of statute) which may be suffered or incurred from or in connection with the advice provided.
3. Due to the inherent dangers associated with excavation in the vicinity of underground cables, precautions must always be taken when undertaking any underground works. EnergyAustralia's Network Standard NS 0156 specifies standards for working in the vicinity of underground cables. It is deemed to be part of this Advice, and it must be read by you.

YOU MUST READ NETWORK STANDARD NS 0156 (AS AMENDED BY LATEST NSA 1289 28FEB 2003), WORKING NEAR OR AROUND UNDERGROUND CABLES. IT IS PART OF THIS ADVICE.

ENERGY AUSTRALIA CHECKLIST FOR WORK NEAR OR AROUND UNDERGROUND CABLES

It is the responsibility of the Constructor to ensure that underground pits, ducts and cables are not damaged as a result of construction work. It is also your duty to protect your workers from harm or injury. This Checklist is intended to be used as a guide to what Constructors should do to make sure they have satisfied the minimum requirements to minimise damage to underground networks.

PLANS, LOCATION and NOTIFICATIONS

Have you obtained all relevant utilities plans by calling "1100" – Dial Before You Dig service? (Allow at least 5 working days for plans).	Done
Have you examined the plans and assessed all possible impacts on EnergyAustralia's network?	
Do you have both Underground Distribution & Transmission Plans (if applicable), on site at all times?	
Have all cables and conduits shown on the EnergyAustralia plans been located and marked on the ground?	
If you are planning to use a BORE, have you ensured that the equipment is calibrated?	
Have you obtained a current copy and understood the requirements of EnergyAustralia's Network Standard NS 0156 <i>Working Near or Around Underground Cables</i> , as amended by NSA 1289 on 28/02/03? For a copy of NS0156 phone EA on (02) 4951 0899 or visit EA's Web Site at www.energy.com.au/ea_earetail.nsf/Content/DialBeforeDig_OurNetwork	
Where specified by NS 0156, have you notified EnergyAustralia, and complied with requirements? Contact numbers are (02) 9962 4558 for sub-transmission cables in Sydney and Central Coast areas, and the G.I.S. office number (02) 4951 0899 for all other cases.	

SUPERVISION OF WORK

Where the proposed work is near or around* any sub-transmission cable, is the EnergyAustralia representative on site to supervise the work before you start? (*Refer NS 0156, as amended.)	
Where the proposed work is near or around* cables other than sub-transmission and/or conduits, are any requirements specified by EnergyAustralia's representative clearly understood and ready to be applied before you start the work? (*Refer NS 0156, as amended.)	

PROTECTION

Have you checked that all people on-site have been made aware of the presence & location of ALL EnergyAustralia underground cables and/or conduits; especially boring, drilling and trenching machine operators?	
Have you checked for the presence of any asbestos or asbestos containing material in EnergyAustralia's underground network assets?	
Have you checked for the presence of any Organo-Chloride Pesticides (OCP) in sub-transmission trenches?	
Is the site supervisor monitoring all machine operators working near or around EnergyAustralia's underground cables and/or conduits?	
Are the requirements specified by EnergyAustralia's representative being followed?	
Are EnergyAustralia's requirements in place for any exposed cables and/or conduits to be supported and protected?	
Have you marked all exposed underground cables and/or conduits with flags that are clearly visible from within all machinery used on-site?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	

In the event of DAMAGE to EnergyAustralia's cables or conduits, call 131388 immediately.

PROCEED – with CAUTION

It is your responsibility to protect EnergyAustralia's cables and conduits from damage and your Duty of Care to protect your workers from harm or injury.

Signed

[Signature]

Date 16 09 04