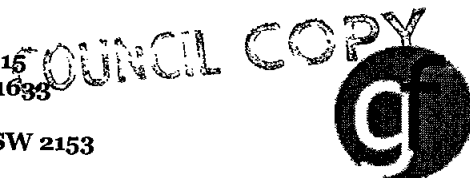


Telephone 1300 663 215
Facsimile (02) 9659 1633
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

Final Occupation Certificate

Issued in accordance with section 109C(1)(c) of the Environmental Planning & Assessment Act 1979

Subject Site Address 92 Bynya Road, PALM BEACH 2108
Lot No 36
DP 14630
Council Area PITTWATER COUNCIL
Development Consent No NO265/06
CC or CDC No CC2008-10015
Description of Building Work Alterations & Additions to Existing Dwelling & Swimming Pool

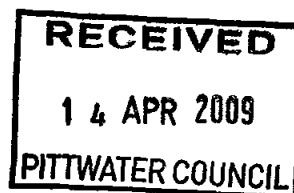
Applicant Name Michelle Guthrie & Darren Farr
Applicant Address 304/77 Dunning Avenue, ROSEBERY 2018

Owner Name Farr, Darren & Guthrie, Michelle
Owner Address 92 Bynya Road, PALM BEACH

Determination Approval granted

List of documents relied upon by the PCA in making the determination

\$30 00 Council Submission Cheque
Occupation Certificate Application Form
Engineers Certificate - Footings & Frame
Pest Certificate
Wet Area Certificate
Glazing Certificate
Insulation Certificate
Smoke Detector Certificate
Acoustic Report - Pool Pump
Compliance Certificate - Plumbing
Landscape Compliance Certificate



Inspection of stages carried out during construction

The following stages of construction were inspected in accordance with Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000

Date	Inspection Stage	Inspected By
16/10/07	Commencement	Stephen Murray
16/10/07	Pool Steel	Stephen Murray
11/02/08	Framework	Stephen Murray
17/03/08	Wet Areas	Stephen Murray
22/08/08	Pool Fence	Stephen Murray
22/08/08	Preliminary Final	Stephen Murray
07/04/09	Completion	Rick Moy

(Continued on Page 2)

Rec-257602

14-4-09

Subject Site Address

92 Bynya Road, PALM BEACH 2108

Statement by Certifying Authority

I, the Certifying Authority for building works as described in this certificate, am of the opinion that the following matters have been complied with

- A current development consent or complying development certificate is in force for the building
- For building works, a current construction certificate (or 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 where required under the Act
- A report from the Fire Commissioner has been considered where required under the Act

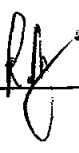
Signed

Certifying Authority

Accreditation Number

Accreditation Body

Date of this Certificate


Rick Moy

BPB0281

Building Professionals Board

8/04/2009

30 May 2008



The Principal Certifier
C/- Smyth Architects
Suite 306
77 Dunning Ave
Rosebery NSW 2018

Re. Alteration to Residence at 92 Bynya Rd., Palm Beach

The excavation, foundation material and reinforcement to the footings have been inspected and approved by us for concreting

The structural steel, floor, wall & roof framing as constructed has been inspected and approved by us

We are satisfied that the work as constructed complies with our approved structural details and instructions and is structurally adequate to carry the proposed loads.

A handwritten signature in black ink, appearing to read 'M. Zimmerman'. The signature is fluid and cursive.

M Zimmerman BE MIE Aust., CPEng, NPER

✱



BUILDING ADDICTION PTY LTD

(p) 9948 8088
(f) 9948 8077 (m) 0425 231 303
PO Box 733 Freshwater NSW 2096
(w) www.buildingaddiction.com.au
A24/1 Cambell Pde Manly Vale NSW
(e) buildingaddiction1@bigpond.com

29 January 2009

Adam Crawford
Building Addiction Pty Ltd

Client name
Farr/Guthrie

Pest Control Part & B Certificate

Site Address 92 Bynya Rd Palm Beach NSW

CERTIFICATE OF COMPLIANCE

This is to certify that all additional structural framing to the rear of the dwelling (rear deck extension) undertaken was by method of bearers and joists. The method of Pest Control was by way of Galvanised Ant Cap and was undertaken in accordance with AS1684 (Timber Framing Code) and AS4349 (pest Control Code 1). If you have any questions do not hesitate to contact me.

Adam Crawford

NEW HOMES RENOVATIONS EXTENSIONS

70,29223 smc

RECEIVED

9 MAR 2009

GREENFIELD
ACCREDITED CERTIFICATE

Allied Waterproofing Pty Ltd

ABN 92 116 470 430

Licence no 180098C

Trafficable Membranes
Torch on Membranes
Tanking

Protective Coatings
Bathrooms
Balconies

All Damp Work
All Remedial Works
Concrete Cancer

CERTIFICATE

TO

Adam Crawford
PO Box 733
Harbord NSW 2096

JOB SITE

92 Bynya Road, Palm Beach

DATE OF COMPLETION

15/03/2008

WORKS COMPLETED

Waterproof 2 x bathroom wet areas to AS3740 Standards
Waterproof 1 x laundry wet area to AS3740 Standards

DIRECTOR



DATE

7 6 08

37 Adams Street, Frenchs Forest NSW 2086

Tel 02 9975-5120

Mobile 0417-288-974

Fax 02 9451-3880

Our Ref

C1408



Part of the JELD-WEN family

1 4 4 2 1 2 6 2 Airlite Windows - 01 457 4567
Airlite Ltd

1 2 2 1 1

Airlite Windows Pty Ltd
ABN 3 00634464

62 Drummond Street
South Windsor NSW 2756
AUS 114

Tel (02) 4577 4577
Fax (02) 4577 4967

PO Box 555
Windsor NSW 2756

Glazing Letter for Order 059260

Builder VISION 3 WINDOWS
Company Address
PO BOX 387
BROOKVALE NSW 2100

Site Address
92 BINYA RD
PALM BEACH NSW

All Airlite Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labelled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No 13 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labelled as meeting AS2047 must also be glazed to meet AS1288.

All Airlite products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be reglazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Airlite to issue a glazing certificate. Airlite is unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or reglazed incorrectly.

All glass provided in Airlite products are glazed with glass types that have less than 25% reflectivity.

For and on behalf of
Airlite Windows Pty Ltd



BUILDING ADDICTION

PTY LTD

(p) 9948 8088
(f) 9948 8077 (m) 0425 231 303
PO Box 733 Freshwater NSW 2096
(w) www.buildingaddiction.com.au
A24/1 Cambell Pde Manly Vale NSW
(e) buildingaddiction1@bigpond.com

29 January 2009

Adam Crawford
Building Addiction Pty Ltd

Client name
Farr/Guthrie

Insulation and Sarking Certificate

Site Address 92 Bynya Rd Palm Beach NSW

CERTIFICATE OF COMPLIANCE

This is to certify that the all insulation has a minimum of R3.5 rating in all ceilings and R2.5 in all walls in accordance with AS4859.1. In addition to this there is also Aircell insulation with a minimum rating of R2.5 used on the walls behind the cladding and below the corrugated roofing. The Aircell insulation acts as both a sarking and insulation. If you have any questions do not hesitate to contact me.

Adam Crawford

NEW HOMES RENOVATIONS EXTENSIONS

evoltage

ABN 61 127 481 971
Lvl 206-130
3-40 Palmyra
Queen-017 NSW 1095

29 January 2009

CERTIFICATE OF COMPLIANCE

This is to certify that the residence at 92 Bynya Rd Palm Beach has been cabled to the requirements of the wiring rules AS 3000, and has been fitted with smoke alarms in accordance with AS 3786



Elton Jones
0405 498 188
Fax 9938 2132



ACOUSTIC SERVICES Pty. Ltd.

ACN 102 411 996 ABN 65 102 411 996

143 King Rd Wahroonga NSW 2076

Ph 02 9489 6269, Fax 9489 9496 Mob 0438 205 190

Acoustic Compliance Certificate

Project No 81207

9th December 2008

Adam Crawford

C/- 92 Bynya Road

Palm Beach

NSW 2108

Attention Mr Mark Kelly

RE, Pool Pump Compliance

INTRODUCTION

Acoustic Services Pty Ltd was engaged to assess the recently installed pool pump under the rear patio of 92 Bynya Road, Palm Beach to determine if it complies with the NSW Department of Environment & Climate Change, Regulatory Impact Statement "Protection of the Environment Operations (Noise Control) Regulations 2008

The main sources of noise is a small pool pump fully enclosed in a purpose build acoustic concrete enclosure which forms part of the patio floor and walls. The construction is fully surrounded internally with Pyrotek Soundsorber barrier. This material is a special acoustic lining material consisting of two layers of open cell acoustic foam with a sandwiched layer of 4Kg/m² loaded flexible vinyl which acts as an effective barrier. Multiple layers have been applied to the inside of the doors.

The door to the pump room is located approximately 1 metre from the boundary.

HOURS OF OPERATION

Acoustic Services Pty Ltd Observed that the pump is fitted with an automatic timer switch.

The timer switch must be adjusted so as not to operate between the hours of 10 00pm and 7 00am (8 00am Sundays) on any day.

CRITERIA

For the site to be acceptable, it should not be a source of 'offensive noise'. 'Offensive noise' is defined within the protection of Environmental Operations (Noise Control) regulations 2008 as meaning

Noise

a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances

i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or

ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or

b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations

The Industrial Noise Policy (January 2000) states that -

‘The intrusiveness of an industrial noise source may generally be considered acceptable if the equivalent continuous (energy-average) A-weighted level of noise from the source (represented by the L_{Aeq} descriptor) measured over a 15 minute period, does not exceed the background noise level measured in the absence of the source by more than 5 dB ’

When considering the environmental consequence of noise from a specific source, any increase above the background sound pressure level, which exceeds 5 dB, may be offensive when measured on the neighbours property The perception of noise and its level of offensiveness depend greatly on the broader situation within which it occurs The Industrial Noise Policy (January 2000) stated that ‘To limit continuing increases in noise levels, the maximum ambient noise level within an area from industrial noise sources should not normally exceed the acceptable noise levels specified in Table 2 1 ’

The relevant sections of Table 2 1 in the Industrial Noise Policy are reproduced in Table 2 The area would be classified as Urban according to the Industrial Noise Policy classifications for interpretation of Table 2 1 For the purposes of this assessment the Urban noise classification has been applied

Daytime is defined as 07 00 (08 00 Sundays) to 6 00pm, and Evening from 6 00pm to 10 00pm

Table III Recommended Noise Levels from a residence Noise Sources in dB(A)

Type of Receiver	Indicative Noise Amenity Area	Time of Day	Recommended L_{Aeq} Noise Level	
			Acceptable	Recommended Maximum
Residential	Urban	Day	60	65
		Evening	50	55
		Night	45	50

THE MEASUREMENT INSTRUMENT

The Svan 945A Noise analyser is a type 1 instrument confirming to AS IEC 61672 1 “Acoustics-Sound level metres 2004

CALIBRATION COMPLIANCE

Type 01dB, CAL21 serial No 00730594 NATA certificate 8570 and SLM 31919 & Filt 1449 and are current until 21-08-2009

The sound analyser was checked before and after test measurements with no variation evident

METEOROLOGY

Wind - Calm as defined by EPA ,
Air Temperature - 25°C ,
Cloud - clear sky with some light cloud,
Atmospheric Pressure - 1005hPa

The short term measurements were made to avoid significant environmental events

RESULTS

Table 1 is a summary of the results of noise measurements when measured at position A , at the southern boundary

Table 1 — Measured Noise Levels									
Location		File	Time Intervals 9 th Decenber 2008	Standard Noise Descriptors for 15 minute Measurement Periods in dB(A)					
	MC			L _{Aeq}	L _{Amax}	L _{Amin}	L _{A01}	L _{A10}	L _{A90}
A	on	2571	9 45am – 9 46am	45	53	42	49	47	40
A	off	2572	9 48am – 10 03am	45	69	29	56	48	32
A	off	2573	10 03am – 10 12	44	62	29	52	47	33

Position A is on top of the tightly packed brush boundary fence

By observation the background levels varied significantly, due to birds, aircraft, cars on Byana Road and general construction noise in the distance The pump when **on** recorded the same L_{Aeq} sound level as the background level when **OFF** If measured within the adjacent property it would only be just audible during lulls in backgropund level

RECOMMENDATIONS

Though the noise from the pump is satisfactory, a further improvement could be made by sealing the gaps around the door by fitting overlapping flat timber, mitred at corners, to one door

CONCLUSION

In the opinion of Acoustic Services Pty Ltd The pool pump installation at 92 Bynya Road, Palm Beach complies with the provisions of the NSW Department of Environment & Climate Change, “Protection of the Environment Operations (Noise Control) Regulations 2008

Yours Faithfully
Acoustic Services Pty Ltd


S John Channon
MAAS MIAV A Dip Mech Eng.
Principal Acoustic Consultant

APPENDIX A Direct Downloaded Sound Data

Main results Typical sound levels of pump when ON

File	Start yy/mm/dd hh mm ss	Prof Filter	Detect	Time hh mm'ss	units	Peak	Min	Max	Spl	Leq	Ltm3	Ltm5	SEL dB	den	Lden dB	OvlT %
@2571	08/12/09 09 45'26	#1 A	Fast	00 01'02	dB	70 8	42 1	53 0	47 7	45 5	47 8	48 8	63 4	100	45 5	0 0

15minute Environmental background levels, Pump OFF

@2572	08/12/09 09 48'04	#1 A	Fast	00 15'00	dB	89 1	28 8	69 5	34 6	45 3	51 3	52 9	74 8	100	45 3	0 0
@2573	08/12/09 10 03'18	#1 A	Fast	00 08'50	dB	79 4	29 4	62 4	47 7	43 9	47 5	49 0	71 1	100	43 9	0 0

ni[%]	1	10	20	30	40	50	60	70	80	90
@2572	56 5	48 2	43 9	42 1	41 3	40 0	36 8	34 8	33 4	31 9
@2573	51 6	47 5	46 0	44 2	42 5	40 8	38 6	36 8	35 0	33 0



LIC 194179c
ABN 59 120 346 563
Address POBox 923
Narrabeen 2101
P 0420 362 779
F 9971 9046
E twintaps@hotmail.com

CERTIFICATE

Re 92 Bynya Road Palm Beach

23 01 09

To Whom It May Concern

As the principle contractor for the plumbing works at the above stated address, I certify that the stormwater drainage has been completed as per AS3500 Stormwater drainage codes, the plumbing fixtures comply with a 3 star water rating and that the installed split system gas boosted solar hot water system complies with the minimum 3 5 star rating

Regards

A handwritten signature in black ink, appearing to read "Adam Rutherford", written over a horizontal line.

Adam Rutherford

PERMIT APPLICATION
- for Plumbing and Drainage Work

Serial No D 467061

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

PROPERTY & OWNER DETAILS

House No

Lot No

Street

Suburb

Municipality

Postcode

Nearest Cross Street

Owner s Name

Full Address

LICENSEE'S DETAILS

Full Name

Address for Notices

Phone No

Licence No

Expiry Date

Contractors Authority No

Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No

Size of Pipework Main to Meter

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

Install/Commission/Maintenance of Thermostatic Mixing Valve

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

Basin

Bath

Shower

Kitchen

Laundry

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

PLEASE COMPLETE DETAILS ON REVERSE

Serial No D 467061

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

1

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

2

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

3

The correspondingly numbered CERTIFICATE OF COMPLIANCE must be submitted by you to the Local Authority on completion of the above work

Date 23rd August 2008

LANDSCAPE CERTIFICATION


anthonyweyer
Anthony Weyer Landscape Pty Ltd
PO Box 1031 Woolahra NSW 2025 NSW Australia
~ 02 9369 1272 ~ info@anthonyweyer.com ~ anthonyweyer.com
~ 02 9369 1271 ~ Licence number 1551170 ABN 61 105 379 851

Project Address 92 Bynya Rd
 Palm Beach NSW 2108

Development Application No N0265/06

To Whom It May Concern

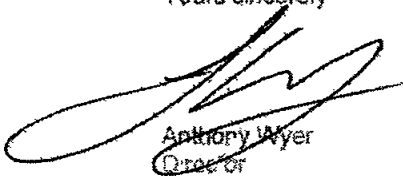
An inspection of the above property was undertaken on 12th August 2008
Landscaping of the site was found to have been constructed to an extremely high standard and to be in compliance with every aspect of Pittwater DCP 21

Specifically

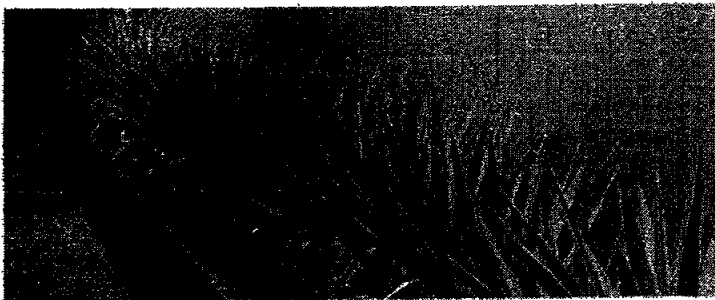
- 2 x *Podocarpus elatus* (Plum Pine) have been established in the north-western corner of the site in accordance with DA condition B 17

If any further information is required in relation to this property please contact me through the number provided on this page

Yours sincerely


Anthony Weyer
Director

anthonyweyer



Tele 99745110
90 Bynya Road,
PALM BEACH N S W 2108
30 August 2008

To

The Owner
92 Bynya Road,
PALM BEACH N S W 2108

At the request of Mr Adam Crawford of Building Addition, I have been asked to provide a written report on the availability of sunshine to my Hot water Solar system located on the North edge of the second floor of my residence vide above address

Because of a technical problem at the end of June 2008, the system was shut down, I am therefore unable to report on its effectiveness at that date.

Concerning the availability of sunshine About 9am I visited the site and found the shadow line was below the base of the glassed absorption panels of the system It could therefore be presumed that there will be sufficient availability of winter sun to operate the system

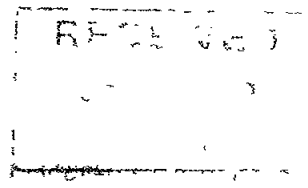


Alfred J Goding
Owner of 90 Bynya Road, PALM BEACH N S W



greenfield

Accredited Certifiers



292231

OCCUPATION CERTIFICATE APPLICATION FORM

CHECKLIST

- ☐ Complete & sign this Application form – only originals will be accepted Legislation prohibits Greenfield from accepting faxed application forms
- ☐ Provide all documentation required per “OC Checklist” provided at CC stage of project
- ☐ Occupation certificate/s and additional inspections may incur additional charges as per the table shown on the PCA Form

SECTION 1 PARTICULARS

Applicant Name	MICHELLE LEE RUTHIE & DARREN FARR
Applicant Address (This is the address all correspondence will be delivered)	309/77 DUNNING AVE ROSEBERY NSW Postcode 2018
Applicant Contact Details	Tel 0419 487 283 Fax Email
SITE Address of the Proposed Building Works	92 Bynya Road, PALM BEACH 2108
Local Government (Council) Area	PITTWATER
Development Consent No	NO265/06
Detailed description of completed building works	RENOVATION + 1ST FLOOR ADDITION