

Final Occupation Certificate

CERTIFICATE NUMBER: 8011860



Pittwater
yours locally
Local Norwest
Suite 21, 5 Inglewood Place, Baulkham Hills 2153
PO Box 7321 Baulkham Hills 2153
DX 8461 Castle Hill
p 1300 368 534
f 02 9836 5722
web www.localgroup.com.au

Issued under the Environmental Planning and Assessment Act 1979

SUBJECT LAND:

LOT: 10
DP: 27698
12 OLD BARRENJOEY ROAD
AVALON BEACH
NSW 2107

DESCRIPTION OF WORK:

TWO STOREY DWELLING

LIMITATIONS AND/OR EXCLUSIONS:

BUILDING CLASSIFICATION:

1a, 10a

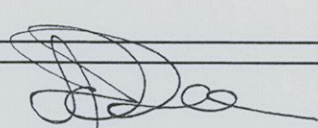
In accordance with the procedure outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000, the application for this Final Occupation Certificate has been determined as **approved**.

In making this determination, I hereby certify that:

- A current Complying Development Certificate No: 8011860 dated 17/06/2013 has been issued with respect to the plans and specifications for the building and is in force.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a fire safety certificate has been issued for the building.
- Where required, a report from the Fire Commissioner has been considered.

DOCUMENTS ACCOMPANYING THE APPLICATION:

Record of Critical Stage Inspections
Certificate of Structural Adequacy for Piers & Slab
Final Identification Survey
Waterproofing Installation Certificate
Smoke Detectors Installation Certificate
Pest Control Certificate
Stormwater Drainage Diagram
Manufacturers Certificate for Glazing (Windows)
Manufacturers Certificate for Glazing (Shower Screens)
Certificate of Insulation
Certificate of Installation of BASIX Requirements

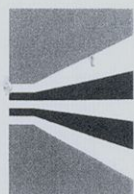

Andrew Dean
BPB0087

\$36 REC 361665 10/6/14

03/06/14

Date of Certificate

Doc ID: 4C68349



LOCAL

RECORD OF MANDATORY INSPECTIONS

P.O. Box 7321
BAULKHAM HILLS NSW 2153
P: 1300 368 534
F: 02 9836 5722
E: info@localgroup.com.au

Development
Consent Number:

Complying Dev.
Certificate Number: 8011860

Our Reference: 8011860

Subject Land: Lot: 10 D.P.: 27698
12 Old Barrenjoey Road
AVALON BEACH NSW 2107

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development. Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations.

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.

SCHEDULE "A"

Date of Inspection	Type of Inspection	Result	Accredited Certifier
27/05/2013	Site Inspection	Satisfactory	Sam Pratt BPB0732
15/08/2013	Pier Inspection	Satisfactory (Minor issues)	Sam Pratt BPB0732
15/08/2013	Commencement	Satisfactory	Sam Pratt BPB0732
23/08/2013	Slab Inspection	Satisfactory (Minor issues)	Sam Pratt BPB0732
3/09/2013	Stormwater Inspection	Satisfactory (Minor issues)	Michael Como BPB1928
29/11/2013	Framework Inspection	Satisfactory	Warren Curtis BPB2019
16/12/2013	Wet Area Inspection	Satisfactory	Warren Curtis BPB2019
14/02/2014	Final (Preliminary) Inspection	Defective	Andrew Dean BPB0087
30/05/2014	Final Inspection	Satisfactory	Andrew Dean BPB0087

Andrew Dean
Accredited Certifier
Building Professionals Board
BPB0087

03/06/14

Date

Mr. & Mrs. TERRY
Old Barrenjoey Road
Avalon Beach

Our Ref: CS0027
Your Ref: 652673

21 March 2014

BLOCK RETAINING WALL
CORE WALL CERTIFICATION

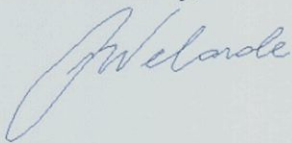
Re: LOT 10 NO. 12 OLD BARRENJOEY ROAD, AVALON BEACH

This is to certify that an inspection was made of the block wall core reinforcing steel at the above address on the 18th March 2014 and we are satisfied that it has been constructed according to structural details ready for the placing of concrete. This certification only applies to the structural components of the retaining wall Core.

Further Information

If you require further information please contact Residential Inspections on 0425 245 325.

Yours faithfully,



Robert Velarde
B.E.(Civil & Structural)

Robert Velarde
ABN: 51 092 550 794
Address: 20 Aldridge Street, Stanhope Gardens 2768
Contact No: 0425 245 325