

Paul & Jennifer Fontes
96 Park St,
Mona Vale NSW 2103

20 October 2011

RECEIVED

24 OCT 2011

PITTWATER COUNCIL**Final Occupation Certificate**Occupation Certificate No: 2011/1822
Construction Certificate No: 2009/759
Development Consent No: N0607/08
Council: PittwaterApproval Date: 20/10/11
Approval Date: 15/07/09
Approval Date: 17/06/09
Est Cost. : \$550,000**Applicant/Owner Details**Name: Paul & Jennifer Fontes
Address: 96 Park St, Mona Vale NSW 2103**Development Particulars**No: 96 Street: Park St,
Description of Development: New dwelling

Suburb: Mona Vale

Record Of Inspections

- | | |
|---|--------------|
| 1. Commencement of building work | Satisfactory |
| 2. Footings prior to pouring of concrete | Satisfactory |
| 3. Timber frame prior to lining | Satisfactory |
| 4. Waterproofing of wet areas | Satisfactory |
| 5. Storm water pipes prior to backfilling | Satisfactory |
| 6. Final Inspection – Issue of Occupation Certificate | Satisfactory |

Attachments

- Landscape Completion Certificate
- Building Certificate for unauthorized works.

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 and a current development consent is in force for the building, or a current complying development/construction certificate has been issued for the building in respect to the plans and specifications for the building 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: Paul Fitzgerald
Corporate Accreditation No: ABC 2
PCA Accreditation No: BPB 0119
Accreditation Body: Building Professionals Board

Signature of PCA: _____ Date: 20 October 2011

AUSTRALIAN COASTAL LANDSCAPES

34 CABBAGE TREE RD
BAYVIEW NSW 2104
MOB 0408 475 023
PH 02 9894 7199 / FAX 02 9894 7399
LIC 198623 C ABN 40 851 310 825

CERTIFICATE OF COMPLETION AND COMPLIANCE TO DESIGN

To Whom It May Concern:

14/09/2011

Regarding

No 96
Park st
Mona Vale

I advise that landscaping at the abovementioned address has been completed in accordance with the landscaped working drawing and specifications.

Regards



David Fisk



PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

Building Certificate No: BC0086/11

29 July 2011

PAUL WILLIAM FONTES
22A HEATH STREET
MONA VALE NSW 2103

Dear Sir/Madam

Application for a Building Certificate

Property: 96 PARK STREET MONA VALE NSW 2103

Please find the enclosed Building Certificate issued in response to your application.

Yours faithfully

W Dover
SENIOR BUILDING SURVEYOR



PITTWATER COUNCIL

ABN61340837871

Telephone 02 9970 1111

Facsimile 02 9970 7150

Postal Address -

PO Box 882

Mona Vale NSW 1660

DX 9018, Mona Vale

BUILDING CERTIFICATE NO: BC0086/11

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council -

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT -
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING

Property Address: **96 PARK STREET MONA VALE NSW 2103**

Nearest Cross Street: **Kunari Place** Side of Street: **North**

Classification of Building: **10b** Whole/Part: **Whole of Building**

Description: **Stacked stone letter box and landscape structure at the front of the allotment**

Date of Inspection: **25/07/2011** Owner: **PAUL W FONTES & JENNIFER M FONTES**


Legal Description of Land: **Lot 2 DP 222636**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Michael Dean, dated 14/04/2009, Ref No A09-01 (1).

Dated **29/07/2011**

Mark Ferguson
GENERAL MANAGER

per: 

Applicant's Name: **PAUL WILLIAM FONTES, 22A HEATH STREET MONA VALE NSW 2103**

NB:

1. An order made or proceedings taken in contravention of this certificate is of no effect.
2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.