

Rec 417200



PO Box 1232
Mona Vale NSW 1660
(p): 02 9979 1129
(e): greg@getcertified.net.au

Our reference: 170073

18 October 2017

The General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

Re: 27 Rickard Road, NORTH NARRABEEN NSW 2101

Occupation Certificate No. 170073

Development Application No.: N0084/13

Get Certified Building Services Pty Ltd have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 170073
- Documentation used to determine the Occupancy Certificate
- A cheque for the Council's registration fee

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor, Greg Hough, on the above numbers.

Yours sincerely,

Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd

FINAL OCCUPATION CERTIFICATE 170073 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: Luke & Michelle Williamson
Address: 27 Rickard Road, NORTH NARRABEEN NSW 2101
Phone:
Fax:

OWNER DETAILS

Name of the person having benefit of the development consent: Luke & Michelle Williamson
Address: 27 Rickard Road, NORTH NARRABEEN NSW 2101
Phone:

RELEVANT CONSENTS

Consent Authority / Local Government Area: Northern Beaches Council
Development Consent Number: N0084/13
Date Issued: 08/05/2013
Construction Certificate Number: 170073

PROPOSAL

Address of Development: 27 Rickard Road, NORTH NARRABEEN NSW 2101
Building Classification: 1a, 10a
Scope of Building Works Covered by this Notice: Carport & Portico
Attachments: Schedule 1
Fire Safety Schedule: N/A
Exclusions: All other works approved under the Consent

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board 0186

DETERMINATION

Approval Date: 17/10/2017

I, Greg Hough, as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Certificate is in force with respect to the building;*
- A Construction 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;*
- Where required, a final Fire Safety Certificate has been issued for the building;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*



Greg Hough

N.B. Right of Appeal: Under s109K, where the Certifying Authority is Council, an applicant may appeal to the Land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

SCHEDULE 1: DOCUMENTATION REQUIRED TO ISSUE OCCUPATION CERTIFICATE 170073

Prepared by	Document Name	Reference	Date
	Final Inspection Report		14/09/2017
D O'Brien Engineering Services Pty Ltd	Structural Certificate		16/10/2017

INSPECTION REPORT – 170073 – Final Inspection domestic
27 Rickard Road, NORTH NARRABEEN NSW 2101

APPLICANT DETAILS

Applicant: Luke & Michelle Williamson
Address: 27 Rickard Road, NORTH NARRABEEN NSW 2101
Phone:

RELEVANT CONSENTS

Local Government Area: Northern Beaches Council
Development Applications (if applicable) N0084/13
Construction Certificate Number 170073

PROPOSAL

Address of Development: 27 Rickard Road, NORTH NARRABEEN NSW 2101
Lot / DP: Lot 20 DP 16212
Land Use Zoning: R2 - Low Density Residential
Scope of Building Works Covered by this Notice: Alterations & Additions to Existing Dwelling - Carport & Portico

INSPECTION DETAILS

Inspector: Greg Hough
Inspection date and time: 14/09/2017 05:30 PM
Accreditation No.: 0186

INSPECTION RESULTS

We have attended the above property and completed an inspection. The areas inspected and the overall outcome of the inspection are listed below, together with any specific defects noted or documents required.

Inspection Area	Inspection Outcome	Reinspections
1. Final Inspection domestic	Satisfactory subject to documents being provided	No re-inspections required for this inspection.

REQUIRED DOCUMENTS

1. A final Occupation certificate list of requirements will be sent to you via email – Required

SIGNED BY:



Greg Hough – Inspector
15/09/2017

D. O'BRIEN ENGINEERING SERVICES PTY. LTD.

Structural Engineers

A.C.N. 000 526 876 A.B.N.46 000 526 876

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Mr and Mrs Williamson

27 Rickard Rd

Narrabeen NSW 2101

Ref. cg 17042

16/10/17

Dear Mr and Mrs Williamson

RE: 27 Rickard Rd, Narrabeen NSW 2101
Structural Certificate for New Carport.

During the construction work on site for the new work at 27 Rickard Rd Narrabeen, site visits were made to the residence and the new carport structure. In my opinion, the new structural work at 27 Rickard Rd, Narrabeen was in accordance with the design intent as shown on the structural engineering design drawings 17042- S1, S2 and S3. The new works included:

- 1) New carport footings.
- 2) New floor slabs and reinforcement.
- 3) New roof framing for carport and roof support beams.
- 4) Tie-down and bracing.

The new carport works at 27 Rickard Rd Narrabeen were in accordance with the design requirements and clauses of the relevant Australian Standards including, AS1720 (Timber Code), AS 1684 (Timber Framing Code), AS 3600 (Concrete Code), AS 3700 (Masonry Code) and AS 4100 (Steel Code), AS 1170.1 (Loading Code) and the relevant conditions of the B.C.A.

Yours sincerely



Dermot J. O'Brien, B.E., M.I.E. Aust., C.P. Eng.