

5 MAY 2017

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

Dear Sir/ Madam

Complying Development Certificate No. 2016/941(A)CDC

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2016/941(A)CDC.
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

NB: The refund of Council's Security Bond as paid is now requested.

Yours faithfully,

Tom Bowden
Insight Building Certifiers Pty Ltd

PRVC \$36
Rec: 4/10/169

NORTHERN BEACHES COUNCIL
10 MAY 2017
MONA VALE CUSTOMER SERVICE RECEIVED
Signature

Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2016/941(A)

Land to which this certificate applies:

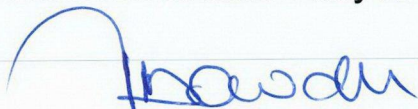
Address: 2 Howell Close, Newport

Lot No: 2 DP No: 229781

I approve the issuing of this Final Occupation Certificate and certify that:

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.**
- **Complying Development Certificate No. 2016/941(A) has been issued with respect to the plans and specifications for construction of a rear timber deck & detached studio.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**
- **Refer to the attached Schedule of all critical stage inspections.**

Determination date: 8 May 2017



Tom Bowden

Accredited Certifier – Accreditation No. BPB0042

Schedule of critical stage inspections carried out or missed by the Principal Certifying Authority (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations 1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Prior to issue of a Complying Development Certificate	Inspected	14/09/2016
Excavation for footings	Inspected	31/01/2017
Prior to pouring of any in-situ reinforced concrete	Inspected	
Prior to the covering of any framework	Inspected	08/02/2017
Prior to covering waterproofing in any wet area	Inspected	28/02/2017
Prior to covering any stormwater drainage connections	Inspected	29/03/2017
Other required inspections	n/a	n/a
Final Inspection	Inspected	29/03/2017

Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate

Termite Protection Measures Compliance Certificate	Certificate of Treatment issued by Backyard Cabins dated 7 April 2017.
Smoke Alarm Installation Compliance Certificate	Certificate of Installation issued by A-Team Electrical Pty Ltd dated 18 April 2017.
Structural Engineer's Compliance Certificate	Issued by Taylor Consulting dated 13 April 2017.
Stormwater Management Compliance Certificate	Issued by Ruddy Plumbing Pty Ltd dated 13 April 2017.

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Northern Beaches Date of Inspection 31 JANUARY 2017

Address : 2 HOWELL CLOSE NEWPORT

DA No. CC No. CDC No. 2016/941

Requested by: ZAC Ph No. 0400 499 939

Critical Stage Inspections

- | | | |
|--|---|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input checked="" type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of piers has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☒ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Piers not on even bearing.
Two of the piers bearing on old septic tank.
Engineers certificate required for the piers

Signed: AG Bailey Accreditation No. BPA0015 Date: 31 JANUARY 2017
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Northern Beaches Date of Inspection 8/2/17
 Address : 2 Howell Close Newport
 DA No. CC No. CDC No. 2016/941
 Requested by: Jac Ph No. 0400 499 939

Critical Stage Inspections

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of wall & roof has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$..... will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Framing satisfactory

Signed: AJ Bailey Accreditation No. BPR0015 Date: 8/2/17
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Northern Beaches Date of Inspection 28 FEBRUARY 2017

Address 2 HOWELL CLOSE NEWPORT

DA No. CC No. CDC No. 2016/941

Requested by: ZAC Ph No. 0400 499 939

Critical Stage Inspections

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input checked="" type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of waterproofing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Waterproofing satisfactory

Signed: AJ Bailey
Accredited Building Surveyor

Accreditation No. BRB 0015

Date: 28 FEBRUARY 2017

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Northw/ beaches Date of Inspection 29.3.2017

Address: 2 Howell Close Newport

DA No. — CC No. — CDC No. 2016/941A

Requested by: — Ph No. —

Critical Stage Inspections

- | | | |
|--|--|--|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input checked="" type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input checked="" type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) <u>—</u> | | |

☐ An inspection of — has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ — will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Final inspection satisfactory

Signed: Dawdu Accreditation No. 18PBO012 Date: 29.3.2017
Accredited Building Surveyor



ABN: 70 121 479 883
Licence No: 220811C
2 / 101 Darley Street, MONA VALE 2103

18 April 2017

To Whom it may concern;

ATTN: Backyard Cabins

JOB: 2 Howell Close NEWPORT

As a licensed electrical company we installed 1 240 volt smoke detector with battery backup to meet standards from AS3786-2006 and AS3000-2007, in the new cabin at the above mentioned address.

Kind Regards

Luke Griffiths

Director
A-Team Electrical Pty Ltd

PO Box 1182 NEWPORT BEACH NSW 2106
Unit 2, 101 Darley Street MONA VALE NSW 2103
ABN: 70 121 479 883

Phone: 0414 280 480
Email: Matt@ateamelectrical.com.au

Ruddy Plumbing Pty Ltd
ABN 40 169 185 944
10/60-62 Barrenjoey Road, Mona Vale NSW 2103
Mobile: 0408 209 094

Certificate of Compliance


Site Address:
2 Howell Close, Newport NSW 2106

Onsite Stormwater Management

I, Phillip Rudd, of Ruddy Plumbing Pty Ltd of 10/60 Barrenjoey Rd, Mona Vale NSW 2103 hereby endorse that the stormwater disposal system for the detached studio at the above address has been constructed/connected and tested to be properly functioning the available Public Drainage System made available in the adjacent Howell Close.

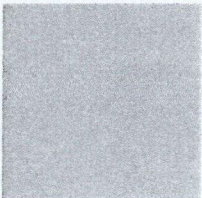
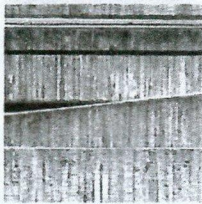
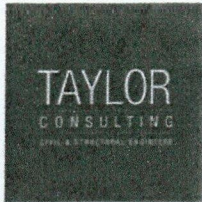
This compliance certificate applies to the development of the detached studio only.

It has been determined that existing stormwater drainage has been installed in accordance with Clause F1.1 or Part 3.1.2 "Drainage" of the Building Code of Australia (Vol.2) as well as AS/NZS 3500.3.2- 1998 "National Plumbing and Drainage Code- Stormwater Drainage - acceptable solutions".

Signature

Date.....13.04.17.....

Lic.No. 108848c



13 April 2017
Our Ref: DMS: 11517

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Re: Detached Studio - 2 Howell Close, Newport

This is to certify that an inspection was undertaken on the pier and footing for the above addition prior to the placement of the concrete.

Reinforcement and relevant dimensions were in accordance with engineering advice and site instructions and nothing was observed during the course of the inspection to suggest that the general intent of the structural design had not been followed.

This certification shall not be construed as relieving any other party of their responsibilities or contractual obligations.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER – Director
B.E. Civil (Hons) M.I.E. Aust.



CONTRACTOR CERTIFICATION

This certifies that
BACKYARD CABINS

has installed its Termite Risk Management system in accordance with BCA Vol.2 (2014) Part 3.1.3 b)ii(F) referencing the installation of Preservative Treated Timbers for all primary building elements in accordance with Appendix D of AS3660.1 being deemed to satisfy. This certificate relates only to the construction of a detached second dwelling at the subject address in its entirety.

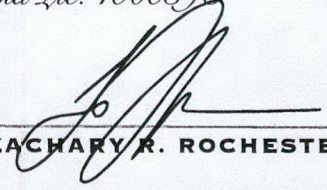
Site address: 2 Howell Ct, Newport NSW 2106

CDG: 20161941A

Clareville Constructions Pty Ltd trading as Backyard Cabins Bld Lic. 1060396

7th April, 2017

DATE


ZACHARY R. ROCHESTER