

12 FEB 2011

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

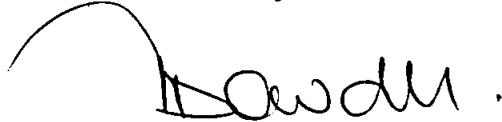
Dear Sir/ Madam

Development Consent No. N0582/04 (as modified)
Construction Certificate No. 2005/493A

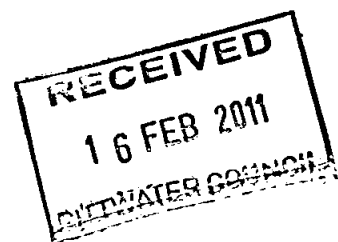
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2005/493A
2. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



\$30 REC: 296938 16/2/11

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: 2005/493A

Land to which this certificate applies:

Address: 136 Crescent Road, Newport

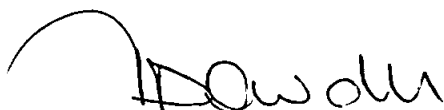
Lot No: A DP No: 415908

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.
- Current Development Consent No. N0582/04 (as modified) is in force for this development.
- Construction Certificate No. 2005/493A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling.
- 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.

Please Note: This Final Occupation Certificate does not include the "as built" building works as described in Building Certificate no. BC0190/04 as issued by Pittwater Council dated 21 October 2004.

Determination date: 12 FEB 2011



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
Commencement of building works	Inspected	10/03/2005
Excavation for footings	Inspected	10/03/2005
Prior to pouring of any in-situ reinforced concrete	n/a	n/a
Prior to the covering of any framework	Inspected	28/04/2005
Prior to covering waterproofing in any wet area	Inspected	27/05/2005
Prior to covering any stormwater drainage connections	n/a	n/a
Other required inspections	Pool Safety Fencing	27/05/2005
Final Inspection	Inspected	1/07/2005 & 6/04/2010

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

Smoke Alarms	Certificate of installation issued by RAE Electrical Pty Ltd dated 1 June 2005
Glass Balustrading Certificate	Certificate of installation issued by Victor Glass Services Pty Ltd dated 4 July 2005
Building Certificate	Reference no. BC0190/04 issued by Pittwater Council dated 21 October 2004

Land to which this Building Inspection Report result sheet applies:

Council Area PITTWATER Date of Inspection 10/3/05
 Address 136 CRESCENT Rd Lot A DP 415908
 DA No. CC No. 2005/493 CDC No.
 Requested by: WAYNE Ph No. 0412 875 699

Critical Stage Inspections

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> PCA Signage | <input type="checkbox"/> Floor Framing /Slab | <input type="checkbox"/> Pool Fence |
| <input checked="" type="checkbox"/> Sediment Controls | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input checked="" type="checkbox"/> Footings and Excavation <u>Piers for Deck</u> | <input type="checkbox"/> Water Proofing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater | |

☒ An inspection of PIERS / FRAME / ENVIRONMENTAL 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.

Signed: A. Capones Date: 10/3/05
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area Pittwater Date of Inspection 28.4.05

Address 136 Crescent Rd Harport Lot _____ DP _____

DA No. _____ CC No. 2008/493 CDC No. _____

Requested by: Wayne Belagg Ph No. 0412875699

Critical Stage Inspections

- | | | |
|--|--|--|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Floor Framing /Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Water Proofing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater | |

☒ An inspection of 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.**

Signed: A Bailey
Accredited Building Surveyor

Date: 28/4/05

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 27.5.05

Address 136 The Crest R. Lot..... DP.....

DA No. CC No. 2005/493 CDC No.

Requested by: Wayne Behagg Ph No. 0412 875 699

Critical Stage Inspections

- | | | |
|---|---|--|
| <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 checked="" 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 type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

- ☒ An inspection of Pool Fence & Screen Wall
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.**

Signed: A Bailey Date: 27.5.05

Accredited Building Surveyor

RAW ELECTRICAL PTY LTD

PO BOX 659
NARRABEEN
NSW 2101

Tel : 9913 1764
Mob : 0409 839 583
Fax : 9913 1764

1st June 2005

Att : Behagg Constructions P/L

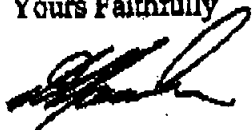
Re : 136 Crescent Road
Newport 2106

This is to certify that the above mentioned premises have smoke detectors installed as per AS / NZ 3786-1993.

These smoke detectors are of the hard wired type and are permanently connected to the AC supply.

All circuits are protected by either RCD's or CB's where required.
If you require any further information please contact us.

Yours Faithfully



Aaron Rawson



Victor Glass Service Pty. Ltd.

643 Pittwater Road
Dee Why NSW 2099
Telephone: 9971 9048
Fax: 9971 5755
A.B.N. 46 002 049 612

2005-07-04

The Manager
Pittwater Council
Vuko Place
WARRIEWOOD NSW 2102

Dear Sir-

Re Job: 136 Crescent Road, Newport

This is to certify that we have supplied and installed an internal glass balustrade in 12mm Clear Toughened Glass of size 1100 x 3505 with Polished edges and 6 Glass/Wall fixing brackets. We advise that this is compliant with Australian Standards AS1288 1993, and as amended.

With Regards

Stuart Wragg
Manager.



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02)9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

BUILDING CERTIFICATE NO: BC0190/04

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: **136 CRESCENT ROAD NEWPORT NSW 2106**

Nearest Cross Street: **The Avenue** Side of Street: **West**

Classification of Building: **1a** Whole/Part: **Part of Building**

Description: **Internal wall framing, stair installation and minor window variation to Bed 3, Bed 2 ensuite and Bed 3 ensuite as per Greg Coppin Design Drawings W02 and W03**

Date of Inspection: **19/10/2004** Owner: **J J O'MAHONY & C S O'MAHONY**


Legal Description of Land: **Lot A DP 415908**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Bee & Lethbridge Pty Ltd, dated 13/05/2004, Ref No 14626.

Dated **21/10/2004**

Angus Gordon
GENERAL MANAGER

per: 

Applicant's Name: **CYNTHIA SUE O'MAHONY, 136 CRESCENT ROAD NEWPORT NSW 2106**

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.