

25 MAY 2010

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam

Development Consent No N0303/09
Construction Certificate No 2009/3560

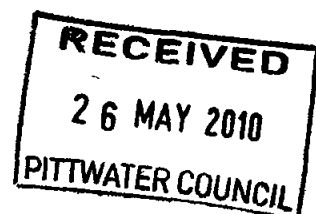
For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2009/3560
- 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



F0CC-\$30

R-280375

26 5 10

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. 2009/3560

Land to which this certificate applies

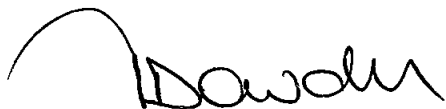
Address 38 Therry Street, Avalon

Lot No 22 DP No 209493

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 N0303/09 is in force for this development**
- **Construction Certificate No 2009/3560 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**
- **A BASIX completion receipt has been issued for this development**
- **Refer to the attached Schedule of all critical stage inspections**

Determination date 25 MAY 2010



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 Construction Certificate	Inspected	18/11/2009
Excavation for footings	n/a	n/a
Prior to pouring of any in-situ reinforced concrete	Inspected	8/12/2009
Prior to the covering of any framework	Inspected	13/01/2010
Prior to covering waterproofing in any wet area	n/a	n/a
Prior to covering any stormwater drainage connections	Inspected	5/03/2010
Other required inspections	n/a	n/a
Final Inspection	Inspected	5/03/2010

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

Termite Protection	Certificate of treatment issued by Alternative Pest Control dated 3 December 2009
Smoke Alarms	Certificate of installation issued by Brad R Boyce Electrical dated 16 March 2010
BASIX Compliance Statement	Issued by All & Moore Building Services dated 15 March 2010
Structural Engineers Certificate	Issued by L Poon & Associates dated 16 March 2010
Stormwater Certificate	Issued by Northern Beaches Consulting Engineers Pty Ltd dated 30 October 2009
Glazing Certificate	Issued by Bradnam's Windows & Doors dated 17 March 2010

BASIX Completion Receipt

Receipt no CR-1274756995899-A62768

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below

Director-General
Date of issue Tuesday, 25/05/2010



Principal certifying authority

Name	Tom Bowden
Accreditation scheme	BPB
Accreditation number	0042

Final Occupation Certificate

Date of determination	Tuesday 25/05/2010
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BASIX Certificate details

BASIX Certificate no	A62768
Project name	Davies
Street address	38 Therry Street
Suburb	Avalon
Postcode	2107
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pettawale

Date of Inspection

2/12/09

Address

38 - Terry Street Ararat

DA No

CC No

2002/3560

CDC No

Requested by

Jason

Ph No

0405 454 882

Critical Stage Inspections

- | | | |
|--|---|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input checked="" type="checkbox"/> PCA Signage | <input checked="" 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 *steel to slabs* 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**

'On in jointer to be provided
Builder to check with engineer if slab have to be gas test
into footing,
engineer to certify

Signed

A. Bentley

Accredited Building Surveyor

Accreditation No

AP00015

Date

8/12/09

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Portlaur

Date of Inspection

13/1/10

Address

38 - 1/2 way, Sinec Union

DA No

CC No

201-15560

CDC No

Requested by

Jason

Ph No

0805 4154 833

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 checked="" 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 type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of *sub & roof framing* 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 sub & roof

Signed

W Bailey

Accredited Building Surveyor

Accreditation No

BP00015

Date

13/1/10

Brad R Boyce Electrical
13 Blackwood Road
NORTH CURL CURL NSW 2099
Tel 0449182641
Fax 99056857

16/03/2010

A B N

All and moore constuctions

Sydney NSW

the smoke alarm at 38 therry st avaton
has been instal'ed to australian
standards as 3000 and as 3786

the electrical installation has been
installed to australian standards as
3000

A handwritten signature in black ink, appearing to be 'BRB', with a horizontal line drawn through it.



15th March 2010

BASIX Compliance Statement

To whom it may concern

This letter is to confirm that all Basix commitments have been met by All & Moore Building Services on all the work undertaken by us on the project recently completed at 38 Therry Street Avalon for Mr & Mrs John Davies

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jason Moore'. The signature is stylized with a large, sweeping horizontal stroke across the middle.

Jason Moore
All & Moore Building Services
Licence No 217021C

ALL & MOORE BUILDING SERVICES

phone 02 9401 0222 fax 02 9401 9320 email allandmoore@allandmoore.com.au
as a mobile 0411 454 833 sms mobile 0410 046 070
ABN 93466 0881 licence no 217021C All & Moore

www.allandmoore.com.au

L POON & ASSOCIATES

Civil & Structural Engineers
15 Hyland Avenue
West Pennant Hills NSW 2125
Telephone (02) 9614 0077
Fax (02) 9614 0426
Mobile 0418 290962
e mail pooni@optusnet.com.au

Our Ref 3942

16th March 2010

Arqeon Architecture
Level 12
1 Pacific Highway
North Sydney
NSW 2060

STRUCTURAL CERTIFICATE

Dear Joseph,

**Re Proposed Additions & Alterations
38 Therry Street Avalon**

- 1 This certificate is supplied in relation to the following works inspected by us
 - Site visit on 2nd Dec 2009 and inspect retaining wall footing steel reinforcement
 - Site visit on 8th Dec 2009 and inspect footing and slab steel reinforcement
- 2 We certify that steel reinforcement was laid and erected in a satisfactory manner in accordance with the engineer's details 3290/S1 to S6
- 3 We confirmed that footing grout-in bars had been omitted as per our instructions given on site on 8th Dec 2009

Yours sincerely,



Lawrence Poon
BSc(Eng) MIEAust (M/N 555970)
MIStructE MICE
Chartered Professional Engineer

Lawrence Poon
BSc(Eng) MIEAust MICE MIStructE Chartered Professional Engineer



DIRECTORS |
Stewart McGeady Rick Wray

Stormwater Design Certificate

Date 30th October 2009 Job No 091032
Client John Davies Engineer RM

Site 38 Therry Street, Avalon

This certificate is to certify that Northern Beaches Consulting Engineers P/L have designed the Stormwater Management System for the above project (Job No 091032, Dwg No's D01, D02, D03)

The design complies with Pittwater Councils policy B5 of Pittwater 21 DCP (2008)

We trust that this certificate meets with your requirements Please contact the author if further clarification is required

NORTHERN BEACHES CONSULTING ENGINEERS P/L


Rick Wray
BE CPEng NPER Director

X:\ENG\NBC\2009\091032\SW001.doc



Compliance Certificate

Bradnam's Windows & Doors

is a participating member of the **AWA Accreditation Program**, provides a **7 year Guarantee** against faulty workmanship and materials (refer to Manufacturer's Warranty), is committed to the **Industry Code of Conduct** and has met the requirements of the annual AWA **Compliance Audit** conducted by a NATA accredited auditor

ALL & MOORE BUILDING SERVICES
Lot 22 No.38 Therry Street AVALON NSW



This document is issued
in accordance with NATA's
accreditation requirements
Accredited for compliance
with ISO/IEC 17020

The manufacturer certifies that the windows and doors supplied to

Delivered on. **14/12/2009**

have been manufactured to comply with the Australian Window Standard **AS2047** and the Glass Standard **AS1288** including human impact requirements as specified in the order

Single pyrolytic low-e glazing was supplied and installed to all north and west facing windows as per BASIX Certificate no A62768

Bradnam's Windows & Doors

17th March, 2010
Date

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Builder / Installer

Date

Doc No. AWA.CC.005A
Issued 09/2008

Visit the website www.awa.org.au for accreditation details

Certificate of Installation in accordance with AS 3660.1-2000

Terms and Conditions

DISCLAIMER OF LIABILITY TO THIRD PARTIES - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Certificate of Installation. Any third party acting or relying on this Certificate of Installation, in whole or in part, does so entirely at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1 Prior to the site being prepared the builder should have ensured that all termite activity found was eradicated in accordance with AS 3660 1-2000. Prior to work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. See clauses 3 and 10 below.

2 The effectiveness of this installation is dependent upon the provision of a complete (full) termite management system being installed in accordance with AS 3660 1-2000 using approved termiticides systems and/or products. If the system(s) are disturbed, breached or bridged then concealed entry by subterranean termites is possible.

3 No liability is accepted for any failure of a termite management system and this firm warrants only to provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete barrier or treated zone or if the builder has not arranged for the termite eradication in clause 1 above.

4 The barrier(s) and/or treated zone(s) installed, as detailed on this Certificate and in the diagram, provide a barrier against subterranean termites only. The barrier or treated zone is not a barrier against any other pest(s) and in particular does not provide any barrier against "drywood (KALOTERMITIDAE) or dampwood termites.

5 No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.

6 The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandas etc) introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers and/or treated zones can be destroyed by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation and/or treated zone is essential.

7 When installing paths, lawn, gardens etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite management system then it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite barrier and/or treated zone installation is essential.

8 Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.

9 Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.

10 This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices

11 It is the building owner's responsibility to ensure that the inspections, recommended in AS 3660 2-2000, are performed Please contact this firm

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately You should also notify this firm if you become aware that the installed barrier and/or treated zone has been breached or bridged in any way

The Australian Standard recommends that inspections be carried out by a suitably qualified person at intervals no greater than 12 months and where timber pest "pressure" is greater, this interval should be shortened Inspections WILL NOT stop infestation of timber pests, however, the damage which may be caused will be reduced when the infestation is found at an early stage Termites can build around termite management systems, but can be detected during the recommended inspections

Modern termiticides have a limited life expectancy The liquid termiticide barrier and/or treated zones will need to be re-installed The timing can only be determined by regular, competent inspections as recommended by AS 3660 2-2000 and carried out by a qualified experienced termite inspector competent in Unit 8 "Inspect and Report on Timber Pests" of the National Pest Management Competency Standards or equivalent

IMPORTANT INFORMATION Termite management systems installed during construction of the building are designed to discourage termites from gaining concealed entry to the property Termite management systems may be bridged by termites, however the evidence of the termite entry will normally be evident to the inspector A treatment in accordance with AS 3660 2-2000 to eradicate such an infestation will be required

Certificate of Installation in accordance with AS 3660 1-2000 - New Construction

Name of owner/builder All & Moore Building Services

Property Address 38 Therrey Street Avalon

State NSW

Post Code 2107

The Termite Management System(s) Installed

Note The term treated zone used in this document refers to liquid termiticides when used to form part of a termite management system(s) referred to in AS3660 1-2000 as "Termite Barrier Systems"

AS 3660 1Termite work Repellent-Liquid Termiticide Treated Zone

A Liquid Termiticide Barrier was installed to the following area(s) Right side of existing building using the liquid termiticide(s) Bi-Flex which contain the active constituent(s) Bifenthrin. The concentration of the liquid termiticide/s spray mixture used was 1% and the total volume used was 160 Lt

No other System was installed in the following area(s) using The method(s) of installation was

The above system(s) are not integrated with each other

The system(s) are not integrated with the concrete poured by the builder to form the termite barrier

The resulting Single termite management system(s) is an incomplete barrier or zone, if the barrier or zone is not complete further work may be required as partial barriers and/or treated zones are not effective and may allow undetected Termite entry. You should consult with the builder. See the limitations below

The Termite Management System were installed on the 3rd day of December 2009 and a durable notice was placed in Meter box

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months

It is strongly recommended by the Australian Standard AS 3660 2 that more frequent inspections (3 to 6 monthly) should be carried out

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite management system installed or allow concealed termite entry to the property

We recommend an inspection of the building and the surrounds every 12 Months

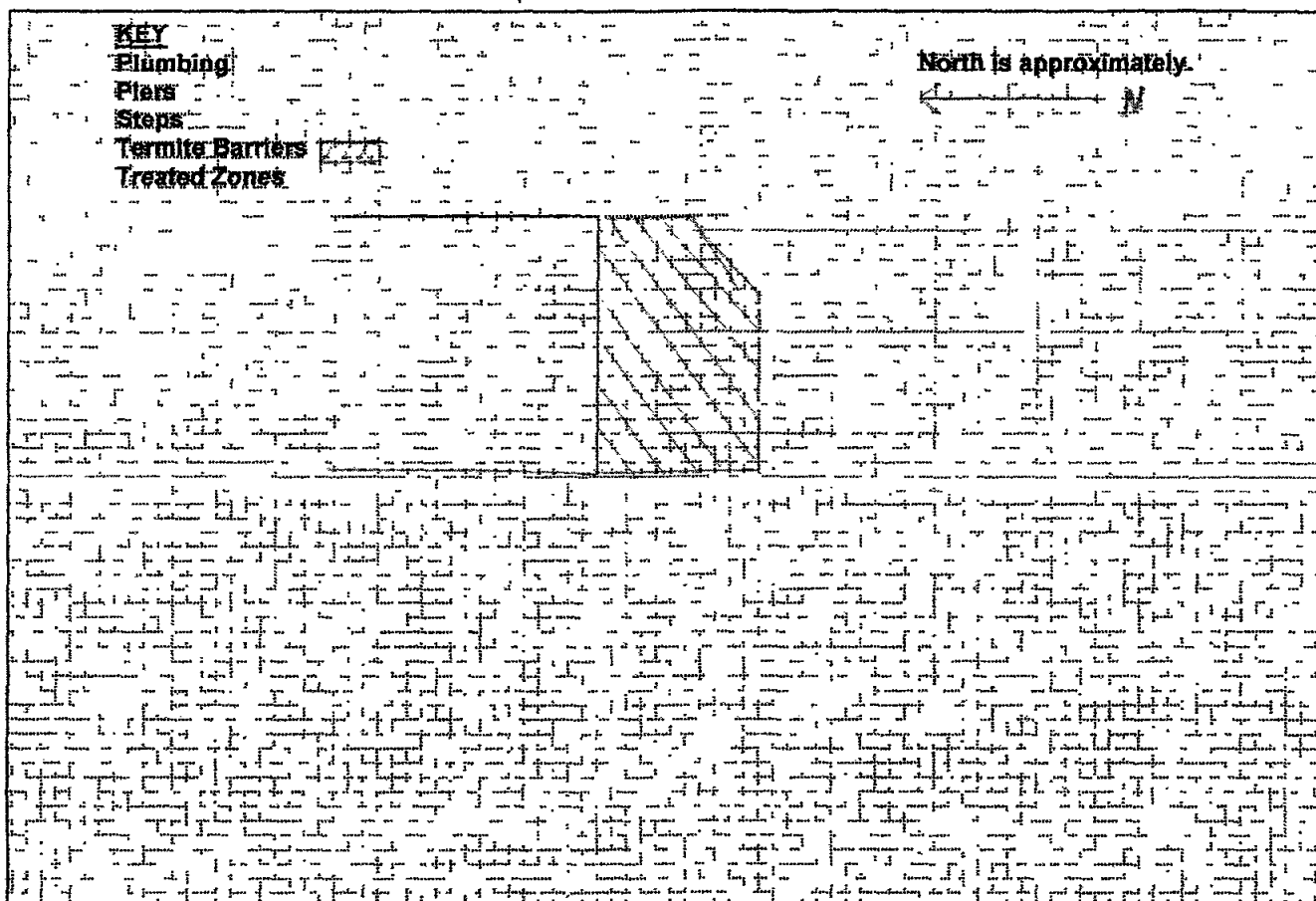
Termiticide Liquid Barriers and/or treated zones degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property the inspector may advise you of the need to re-install the Treated Zone or Liquid Termiticide Barrier

If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite management system to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or AS2870-1996 and amendments

Terms and Conditions on Page 1 and important information on page 2 form an important part of this Certificate

Limitations that apply to the above installation are Existing building not treated

Diagram (not to scale) showing the location of the installed Termite Management System(s)
The direction of North is indicated by the ↑ symbol



It is very important that the Termite Barrier and/or Treated Zone is not bridged or breached This can happen when installing garden beds, lawn or other landscaping or building works You should contact this firm prior to carrying out any such work **DO NOT** disturb the treated areas in any way

Frequent inspections are very important Termite Management Systems do not kill off or stop termites The barriers and treated zones are installed to prevent concealed access only The barriers and/or treated zones are designed to force the termites into the open Thus the mud tubes that they use to gain access may be seen during inspections For this reason such inspections should be carried out at least annually A Termite treatment in accordance with AS 3660 2-2000 can then be carried out to eradicate the termites

If you become aware of any activity **do not disturb the termites** in any way You should notify this firm as soon as possible Please contact us if ever you have any concerns about Termites or the effectiveness of the Termite Management System(s) installed

Installation Firm Alternative Pest Control
Name of Installer Michael Sparozvich
Firm's Address 39 Headland Road North Curl Curl
Installer's Licence No 3234
Insurance Termite Accreditation No 02387
Signature *Michael Sparozvich*
Telephone 02 99815666 Date 03/12/2009