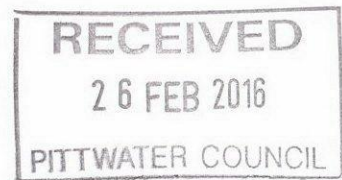


24 February 2016

Our ref.: 140114

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660



Dear Sir/Madam,

Re: **12 Old Barrenjoey Road AVALON BEACH**
Occupation Certificate No. 140114

Decision Made Under: Part 3 Exempt & Complying Development Codes 2008 SEPP

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. 140114
- Documentation used to determine the occupancy certificate.
- A cheque for 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 faithfully,



Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd

B36 REC: 392207 26/2/16

FINAL OCCUPATION CERTIFICATE 140114 (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: Simon & Megan Terry
Address: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details: **Phone:** 9918 5675 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Simon & Megan Terry
Address: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details: **Phone:** 9918 5675 **Fax:**

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Complying Development Certificate No: 140114 **Date issued:** 20/06/2014
Decision Made Under: Part 3 Exempt & Complying Development Codes 2008 SEPP

PROPOSAL

Address of Development: 12 Old Barrenjoey Road AVALON BEACH NSW 2107 , Lot 10, DP 27698
Building Classification: 10b
Scope of building works covered by this Notice: Decking & Retaining Wall
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

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 Complying Development 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.

DETERMINATION

Approval dated this: 24/02/2016



Greg Hough
Accredited Certifier

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

DOCUMENT	PREPARED BY	REFERENCE	DATE
Final Inspection	Get Certified Building Services Pty Ltd		27/04/2015
129B Pre-Approval Inspection			13/06/2014
Existing Brick Retaining Wall Structural Inspection	Residential Inspections Consulting Engineers		1/08/2014
Timber Retaining Wall Certification			1/08/2014
Confirmation of deck construction in accordance with AS1684-2010	Mayflower Landscapes		25/07/2014



Get Certified

BUILDING SERVICES PTY LTD

27 April, 2015

Simon & Megan Terry
12 Old Barrenjoey Road
AVALON NSW 2107

Dear Simon & Megan,

**PREMISES: 12 OLD BARRENJOEY ROAD, AVALON BEACH - Retaining Wall
COMPLYING DEVELOPMENT CERTIFICATE NO: 140114**

A final inspection of the subject development was carried out at 4.30pm on 17/4/2015 and the following items are to be completed prior to the issue of the Final Occupation Certificate:-

1. Complete and return the attached application form for the Occupation Certificate.

In accordance with the terms of the Consent, a Final Occupation certificate cannot be issued until all the above items of work have been addressed.

Your co-operation in completing these outstanding works within 90 days is requested.

Should you have any queries please do not hesitate to contact me.

Yours Sincerely,

Greg Hough
Appointed PCA
Accreditation No: BPB 0186

G:\Clients\T\Terry, Simon & Megan\Final Inspection Letter - Retaining Wall.doc

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 129B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: Simon & Megan Terry
Address: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details: 9918 5675

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: Part 3 Exempt & Complying Development Codes 2008 SEPP
CDC Number: 140114 Date issued: 20/06/2014

PROPOSAL

Address of Development: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Zoning: R2 Low Density Residential
Building Classification: 10b
Type of Construction: n/a
Scope of building works covered by this Notice: Decking & Retaining Wall

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 13/06/2014 Inspection time: 11:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 129B Pre-Approval Inspection - Satisfactory subject to documents being provided, works relating to the Exempt Development are have commenced, does not however impact the issued of this CDC.
-

ADDITIONAL COMMENTS



Greg Hough
Inspector

Mr. & Mrs. TERRY
Old Barrenjoey Road
Avalon Beach

Our Ref: CS0027
Your Ref:

Attn: Simon

1 August 2014

EXISTING BRICK RETAINING WALL

Re: LOT 10 NO. 12 OLD BARRENJOEY ROAD, AVALON BEACH

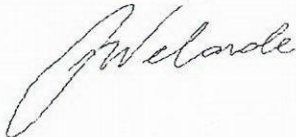
This is to certify that an inspection was made of the existing **brick retaining wall** at the above address on the 24th July 2014 and at the time of the inspection the retaining wall **did not show** any sign of structural instability that are considered unacceptable.

It should be noted that the **NO INSPECTIONS** were done during the construction of this brick retaining wall and that we only rely on visual inspection that was done on the day of the inspection. The owner must contact the Engineer immediately if any signs of structural instability occur in the future to make another assessment.

Further Information

If you require further information please contact Residential Inspections on 0425 245 325.

Yours faithfully,



Robert Velarde
B.E.(Civil & Structural)

Robert Velarde

ABN: 51 092 550 794

Address: 20 Aldridge Street, Stanhope Gardens 2768

Contact No: 0425 245 325

Mr. & Mrs. TERRY
Old Barrenjoey Road
Avalon Beach

Our Ref: CS0027
Your Ref:

Attn: Simon

1 August 2014

TIMBER RETAINING WALL
CERTIFICATION

Re: LOT 10 NO. 12 OLD BARRENJOEY ROAD, AVALON BEACH

This is to certify that an inspection was made of the Timber Retaining Wall at the above address on the 24th July 2014 and we are satisfied that it has been constructed according to structural details the piers are now ready for the placing of concrete .

Further Information

If you require further information please contact Residential Inspections on 0425 245 325.

Yours faithfully,



Robert Velarde
B.E.(Civil & Structural)

Robert Velarde

ABN: 51 092 550 794

Address: 20 Aldridge Street, Stanhope Gardens 2768

Contact No: 0425 245 325

Tobie Collier trading as Mayflower Landscapes

29 Kanimbla Crescent
Bilgola Plateau
2107
0402 550 770
mflscapes@gmail.com
St George Bank
Acc # : 428056144
Bsb # : 112 - 879
ABN: 190 7094 0353

Purchase Order

Purchase Order No:

3

Date:

25/07/2014

For:

Lic # 180556C

Description	Amount
To whom it may concern; This is to certify that recent construction of decking works at 12 Old Barrenjoey Road, Avalon,Nsw, was constructed in accordance with AS 1684- 2010. 4 treated pine sleepers and F3 treated pine joist and bearers were used during cnstruction. Regards Tobie Collier	\$0.00

* Indicates non-taxable item

Subtotal	\$0.00
GST (10.00%)	\$0.00
Total	\$0.00