

31 JUL 2013

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

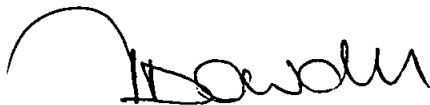
Dear Sir/ Madam

Development Consent No. N0412/10
Construction Certificate No. 2012/4814 A.

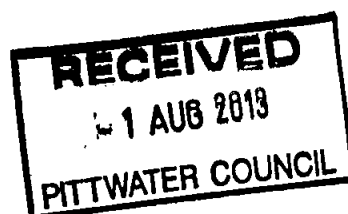
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2012/4814 A.
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.

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



PRVC \$36
rel . 344249

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: 2012/4814A

Land to which this certificate applies:

Address: 49 Elaine Avenue, Avalon

Lot No: 18 DP No: 21687

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. N0412/10 is in force for this development.
- Construction Certificate No. 2012/4814A 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: 31 JUL 2013



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	30/07/2012
Excavation for footings	Inspected	8/08/2012
Prior to pouring of any in-situ reinforced concrete	n/a	
Prior to the covering of any framework	Inspected	14/09/2012
Prior to covering waterproofing in any wet area	Inspected	8/11/2012
Prior to covering any stormwater drainage connections	Inspected	12/02/2013
Other required inspections	n/a	n/a
Final Inspection	Inspected	12/02/2013

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

Structural Engineer Compliance Certificate	Issued by Burgess Arnott & Grava Pty Ltd dated 14 May 2013
BASIX Compliance Statement	Issued by Robert Dick (owner), undated
Waterproofing Compliance Certificate	Issued by B.F. Foster Builders Pty Ltd dated 14 May 2013
Smoke Alarm	Certificate of Installation issued by Peter Lamb Electrical Contractor dated 4 February 2012
Stormwater Management Compliance Certificate	Issued by Burgess Arnott & Grava Pty Ltd dated 14 May 2013

BASIX Completion Receipt

Receipt no.:
CR-1375234011081-A89332_04

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: Wednesday, 31/07/2013



Principal certifying authority

Name: Tom Bowden
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Tuesday, 12/02/2013

BASIX Certificate details

BASIX Certificate no.	A89332_04
Project name	Rob Dick & Erina Walraven_04
Street address	49 Elaine Avenue
Suburb	Avalon Beach
Postcode	2107
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 8/8/12
 Address 49 Elaine Avenue Avalon
 DA No. 2012/4814 CC No. 2012/4814 CDC No.
 Requested by: Barry Foster Ph No. 0412 343 310

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 pools 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.

Complete pools to comply in accordance with
engineers detail
Ensure correct cover to mesh

Signed:

A Bailey
 Accredited Building Surveyor

Accreditation No. BPB0015

Date:

8/8/12 ✓

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : PITWATER Date of Inspection 14 SEPTEMBER 2012

Address 49 ELAINE AVENUE AVALON

DA No. CC No. 2012/4814 CDC No.

Requested by: BARRY EASTER Ph No. 0412 343 30

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 type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> <u>Deck & Roof Framing</u> | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____ | | |

☒ An inspection of Deck and 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.

Deck and carport construction satisfactory

Builder to provide engineers design for brackets connecting the rafters and ridge beam over rear deck.

Signed:

A Bailey
Accredited Building Surveyor

Accreditation No.

BPB0015

Date:

14/9/12 ✓

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 8/11/12

Address 49 Elaine Avenue Avalon

DA No. 2003/7511 CC No. 2012/4812 CDC No.

Requested by: Barry Foster Ph No. 00412 343 310

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 to bathroom 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: A Bailey Accreditation No. B/B0015 Date: 8/11/12 ✓
Accredited Building Surveyor

BURGESS ARNOTT & GRAVA

A.C.N. 072 572 206

Pty. Ltd.

A.B.N. 25 072 572 206

Consulting, Civil, Structural & Hydraulic Engineers

14 May 2013
Re: 2012-104sc01/ba

B.F Foster Builders P/L
C/- Barry Foster
1466 Pittwater Rd,
Nth Narrabeen NSW 2101

STRUCTURAL CERTIFICATE

JOB NO; **2012-104**

Project: **PROPOSED ALTS & ADDS TO 49 ELAINE AVE, AVALON BEACH**

We wish to advise that the following structural components were inspected by our firm and approved:

ITEMS INSPECTED

- **Timber floor and roof framing and footings to rear timber deck.**

Based on the above it is our opinion that this construction conforms to the relevant Australian Standards and the Building Code of Australia and will be structurally adequate.

APPROVED BY:



R Grava M.I.E Aust. C.P. Eng.
Director

Subject Site: 49 Elaine Avenue, Avalon
Development Consent: N0412/10

I, Robert Dick (owner), of the above subject property wish to confirm that all recommendations, namely;

- Hot water
- Lighting
- Fixtures
- Insulation requirements

contained within BASIX Certificate no. A89332_04 dated 28 May 2013 have been provided/installed.

A handwritten signature in black ink, appearing to be 'Robert Dick', written in a cursive style.

Robert Dick^v
(owner)

5/14/2013

B.F.FOSTER BUILDERS PTY LTD
1466 PITWATER ROAD
NORTH NARRABEEN
N.S.W. 2101
Mob 0412 343 310

TO; Mr ROBERT DICK
49 ELAINE AVENUE
AVALON N.S.W. 2107


WATERPROOFING COMPLIANCE CERTIFICATE

Dear Rob,

This is to certify that a watereproof membrane has been installed to bathroom renovation at 49 elaine ave Avalon . the membrane is supplied and manufactured by gripset Australia and installed by B.F.FOSTER BUILDERS PTY LTD , Lic NO 36838. It conforms to all relevant Australian Standards and the Building Code of Australia and is structurally adequate.

Installed & Certified by

Barry Foster

 14/5/2013

Licenced Builder No 36838

BURGESS ARNOTT & GRAVA

A.C.N. 072 572 206

Pty. Ltd.

A.B.N. 25 072 572 206

Consulting, Civil, Structural & Hydraulic Engineers

14 May 2013
Re: 2012-104 finalswd/ba

FINAL CERTIFICATE STORMWATER

To: **B.F FOSTER BUILDERS P/L**
Job No: **2012-104**
Project: **49 ELAINE AVE, AVALON BEACH**
STORMWATER CERTIFICATE

An inspection was made by our firm of the work as executed. It was observed that the stormwater drainage system was constructed generally in accordance with the approved plans.

Therefore, it is our opinion that this system will function in a satisfactory manner and in accordance with Council DCP.

APPROVED BY:
BURGESS ARNOTT & GRAVA PTY LTD



ROBERT GRAVA M.I.E. Aust. C.P.Eng.
Director

CERTIFICATE OF COMPLIANCE –
ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 1333235

CUSTOMER DETAILS

Name Robert Dick

Site Address 49 Elaine Ave Avalon

Cross Street Eastbourne Postcode 2107

Telephone Contact 0407257028

Meter No: 86294

NMI (if applicable)

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

<input type="checkbox"/> New Installation	<input type="checkbox"/> Network connection or metering
<input checked="" type="checkbox"/> Additions or alterations to a switchboard or associated equipment	<input type="checkbox"/> Defect Rectification No:

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice. If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input checked="" type="checkbox"/> Switchboards			Install RCD on Phase Lt + Power
<input type="checkbox"/> Circuits			To Install Smoke Detector
<input checked="" type="checkbox"/> Lighting			To Disconnect + Reconnect new lights, Install RCD
<input checked="" type="checkbox"/> Socket-outlets			To Disconnect + Reconnect new GPOs, Install RCD
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph		0amps	<input checked="" type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by: Peter Lamb Licence No: 192920C

TEST REPORT Indicate the relevant tests and checks that have been performed on the work. If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance $M\Omega$	<input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply
<input checked="" type="checkbox"/> Polarity	<input checked="" type="checkbox"/> Stand-alone power system complies with AS 4509
<input checked="" type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: Peter Lamb Licence No: 192920C

Signature: Peter Lamb Date of Testing: 4/02/2012

CERTIFICATION I, the Electrical Contractor give notice to the Customer and Aus Grid (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name: Peter Lamb Licence No: 192920C

Signature: PL Date of Notice: 4/02/2012

Address: 1 Malcolm St Narrabeen Telephone No. or Other Contact: 0410299777

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by: Date:

Comments:

