



BUILDING SERVICES PTY LTD

OCCUPATION CERTIFICATE N° 12/11

MANLY COUNCIL
REGISTERED BY RECORDS

30 AUG 2011

RESPONSIBLE OFFICER: Debbie G
DOCUMENT NUMBER: 17 0467

APPLICANT

Nial & Tracey O'Brien
C/- Gremmo Homes Pty Ltd
PO Box 6420
BAULKHAM HILLS BC NSW 2153

OWNER

Nial & Tracey O'Brien
C/- Gremmo Homes Pty Ltd
PO Box 6420
BAULKHAM HILLS BC NSW 2153

DEVELOPMENT APPLICATION or COMPLYING DEVELOPMENT CERTIFICATE (see Note 1)

Development Consent N° 148/2007 & Sect 96

Date of Determination: 31/7/2007 & 7/12/2007

CONSTRUCTION CERTIFICATE

Certificate N° 08/13

Date of Issue: 17 March 2008

SUBJECT LAND

Lot 37, DP 1066986, No: 30 Wakehurst Parkway, Seaforth

BUILDING DETAILS

Whole/Part of Building:

Whole

Building Code of Australia Class:

1a

Use:

Residential

New or Existing:

New

The building classification must be the same as that specified in the development consent or complying development certificate

ATTACHMENTS

Landscape Maintenance Agreement, Landscape Certification Letter and BASIX Completion Certificate.

DATE OF RECEIPT

26 August 2011

TYPE OF CERTIFICATE

Final Certificate

Approved – 29 August 2011

RIGHT OF APPEAL

Under Section 109K where the certifying authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

FINAL CERTIFICATE

I, Greg Hough, certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E
- I have taken into consideration the health and safety of the occupants of the building
- A Development Consent/Complying Development Certificate is in force with respect to the building
- A Construction 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 or an Interim Fire Safety Certificate has been issued for the relevant part of the building (see Note 2)
- Where required, a report from the Commissioner of Fire Brigades has been considered

\\Gregsps\get certified building services\Clients\G\Gremmo Homes\30 Wakehurst Parkway, Seaforth\FINAL OCCUPATION CERTIFICATE 12.11.doc

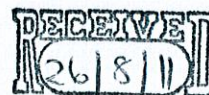
PRINCIPAL CERTIFYING AUTHORITY

Greg Hough
Get Certified Building Services Pty Ltd
Accreditation No:BPB0186
Accreditation Body: Building Professionals Board
17 Murrell Place
DURAL NSW 2158



Greg Hough
Appointed PCA

- Note 1** Before an Occupation Certificate may be issued, the certifying authority must be satisfied that:
- A development consent or a complying development certificate is in force with respect to the building, and
 - A construction certificate has been issued with respect to the plans and specifications for the building
- Note 2** A Final Fire Safety Certificate or Interim Fire Safety Certificate is not required for a Class 1a or Class 10 building
- Note 3** For the purposes of notifying a Council under Clause 79L(2)(1) of the Regulation of the determination of an application an accredited certifier must forward all sections of this form, including all attachments to the relevant Council where they have not been previously forwarded to Council



BUILDING SERVICES PTY LTD

OCCUPATION CERTIFICATE APPLICATION

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

TYPE OF APPLICATION

Tick Appropriate Boxes

- ☐ Interim Certificate
☒ Final Certificate
☐ Change of Building Use of an Existing Building
☐ Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address 30 LAKEHURST PARKWAY SCARBATH NSW 2
Lot, DP/MPS etc 37, DP 1066986
Suburb or town SCARBATH Post Code NSW 2092

DESCRIPTION OF DEVELOPMENT

Detailed Description:

TWO STOREY DWELLING
DETACHED

RELEVANT CONSENTS

Development Consent:

DA No. 148/2007 Date 31/7/07
7/12/07

Construction Certificate:

CC No. 08/13 Date 17/3/08

OWNER

Name NIAL AND TRACY O'BRIEN
Company _____
Address 30 LAKEHURST PARKWAY
Suburb or town SCARBATH
Post Code 2092 Phone B/H 0434933664
Fax No _____ Mobile _____
Email nial-obrien@hotmail.com

As the owner, I/we hereby:

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature of Owner:

Sign [Signature] Date 25-8-11

Nial O'Brien
30 Wakehurst Parkway
Seaforth
NSW 2092

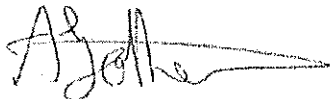
11/11/2010 10:10:10 AM

20th November 2010

Dear Nial

This advice is to confirm the end of the 12 month maintenance plan in line with manly approved DA 148/2007 condition DA236 in order to ensure the establishment of grass, plants shrubs and trees planted as per agreed schedule or approved substitute.

This work has now concluded in and the above plants have adequately established themselves.



Kindest Regards,
Andrew Gotham

11/11/2010 10:10:10 AM

Beaches and Beyond 5 Greenwood Ave, Narrabeena, NSW, 2099
A.B.N 13 221 968 352 lic#204787C
M 0431 375 623 Email beachesandbeyond@mzc.com Web beachesandbeyond.com.au

Landscape Maintenance Agreement

Prepared for: Nial O'Brien
Address: 30 Wakehurst Parkway, Seaforth, NSW 2092.
Prepared by: Andrew Gotham on 20th November 2009
Commencing: 30th November 2009
Period: 12 months

Conduct a 12 month maintenance plan in line with manly approved DA 148/2007 condition DA236 in order to ensure the establishment of grass, plants shrubs and trees planted as per agreed schedule or approved substitute.

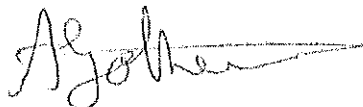
220 square metres of Sir Walter Buffalo

- Inspect
- Weed where applicable
- Apply buffalo booster weed and feed if required

213 plants and trees

- Inspect plants and trees as per plant schedule
- Inspect drip irrigation system to irrigate all newly installed plants and trees
- Prune if required
- De-weed if required

This work will conclude in November 2010 and further advice will be provided to confirm the end of this maintenance plan.



Kindest Regards,
Andrew Gotham

Beaches and Beyond 5 Greenwood Ave, Narrabeena, NSW, 2099 A.B.N 13 221 968 352
lic#204787C
M 0431 375 623 **Email** beachesandbeyond@mac.com **Web** beachesandbeyond.com.au

BASIX Completion Receipt

Receipt no.: CR-403189-135015S

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, 01/04/2009



NSW GOVERNMENT
Department of Planning

Principal certifying authority

Name: Gregory Hough
Accreditation scheme: BPB
Accreditation number: 0186

Final Occupation Certificate

Date of determination: Wednesday, 05/11/2008

BASIX Certificate details

BASIX Certificate no.	135015S
Project name	O'Brien
Street address	30 Wakehurst Parkway Parkway
Suburb	Seaforth
Postcode	2092
Local Government Area	Manly Council