



**PRIVATE  
CERTIFIERS  
AUSTRALIA**

Certainty through precision

Address: Suite 1a / 226 Condamine Street PO Box 907  
Balgowlah  
Manly Vale NSW 2093  
Tel: 02 9907 6300  
Fax: 02 9907 6344  
Email: [grant@pcaservices.com.au](mailto:grant@pcaservices.com.au)  
Web: [www.pcaservices.com.au](http://www.pcaservices.com.au)

9 May 2011

Our ref.: 080088

The General Manager  
Manly Council  
PO Box 82,  
Manly NSW 1655



Dear Sir/Madam,

**Re: 129 Upper Clontarf Street SEAFORTH  
Occupation Certificate No. 080088**

**Development application No.: 62/08, ,**

Private Certifiers Australia 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. 080088
- 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 Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington  
Accredited Building Surveyor  
Private Certifiers Australia

CERTIFIER

\$30

R 774028

10-5-11



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## FINAL OCCUPATION CERTIFICATE 080088 (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:** Justin Porter  
**Address:** 129 Upper Clontarf Street SEAFORTH NSW 2093  
**Contact Details:** **Phone:** **Fax:**

### OWNER DETAILS

**Name of person having benefit of the development consent:** Justin Porter  
**Address:** 129 Upper Clontarf Street SEAFORTH NSW 2093  
**Contact Details:** **Phone:** 9907 8376 **Fax:**

### RELEVANT CONSENTS

**Consent Authority/Local Government Area:** Manly Council  
**Development Consent No:** 62/08, , **Date issued:** 12/05/2008, ,  
**Construction Certificate No:** 080088 **Date issued:** 11/09/2008

### PROPOSAL

**Address of Development:** 129 Upper Clontarf Street SEAFORTH NSW 2093  
Lot 189 DP 11162  
**Building Classification:** 1  
**Scope of building works covered by this Notice:** New Deck and Fence  
**Attachments:** Schedule 1  
**Fire Safety Schedule:** Nil  
**Exclusions:**

### PRINCIPAL CERTIFYING AUTHORITY

**Principal certifying authority:** Grant Harrington  
**Accreditation Body:** Building Professionals Board  
Registration No. BPB0170

*I, Grant Harrington 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 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;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

### DETERMINATION

**Approval dated this:** 9/05/2011

Grant Harrington



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Accredited Building Surveyor

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.



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## SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Occupation Certificate Application Form	Birgit & Justin Porter		6/05/2011
Glazing/Window Construction Certificate	Kevin Bryant		4/05/2011
Structural Inspection Certificate	Damian Hadley		20/01/2009
Windows & Doors - Compliance Certificate	Luke Gillespie		29/03/2011
Balustrade & handrail Certificate	Kevin Bryant		4/05/2011
Reports of Inspections	PCA		



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9 May 2011

Our ref.: 080088

Justin Porter  
129 Upper Clontarf Street  
SEAFORTH NSW 2093

Dear Sir/Madam,

**Re: 129 Upper Clontarf Street SEAFORTH  
Occupation Certificate No. 080088**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Manly Council for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. Private Certifiers Australia would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington  
Accredited Building Surveyor  
Private Certifiers Australia

Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

# Private Certifiers Australia

## OCCUPATION CERTIFICATE APPLICATION DEVELOPMENT CONSENT

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 129 Clontarf Street S.W.  
 Lot, DP/MPS etc Lot 129 / DP 11122  
 Suburb or town Seaford Post Code 2092

### DESCRIPTION OF DEVELOPMENT

Detailed Description:

Alteration & Addition

### RELEVANT CONSENTS

Development Consent:

DA No. 02/62 Date 3/5/07

Construction Certificate:

CC No. \_\_\_\_\_ Date \_\_\_\_\_

Owner

Name Paul & Doreen Porter Company \_\_\_\_\_

Note: only the owner can apply for an OC

Address 129 Clontarf Street

Suburb or town Seaford Post Code 2092

Phone B/H 9081 9503 Fax No. \_\_\_\_\_

Mobile 0910 960039 Email joport@optusnet.com.au

As the applicant/ 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 02 May 2011

# SDA

20 January 2009

Ref: M7047.c3

Justin & Birgit Porter  
129 Upper Clontarf Street  
Seaforth NSW 2092

Simpson Design Associates Pty Ltd ACN 088 796 785  
Consulting Engineers  
Studio 1, 84 Mullens Street  
Balmain NSW 2041  
Telephone 02 9810 6911  
Facsimile 02 9810 6922  
Email [sda@simpsondesign.com.au](mailto:sda@simpsondesign.com.au)  
Web [www.simpsondesign.com.au](http://www.simpsondesign.com.au)

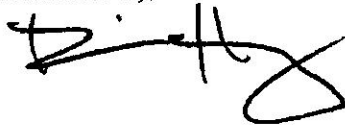
Dear Justin & Birgit Porter,

## 129 Upper Clontarf Street, Seaforth – New Deck – Structural Inspection Certificate

We certify that we have carried out periodical structural inspections of the structural steelwork, concrete work and timber framing for the new deck at 129 Upper Clontarf Street, Seaforth in accordance with accepted engineering practice and principles during the construction of the above project and that, at the times of the inspections, as represented by our site reports, the work inspected conformed with the intent of the design as conveyed by the Structural Engineering drawings M7047 – SK1.0, 1.1 & 1.2 submitted to Council.

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Yours sincerely,



Damian Hadley, Director CPEng, MIE(Aust)  
SIMPSON DESIGN ASSOCIATES P/L



**Sales**  
Unit 9/92a Mona Vale Road  
Mona Vale NSW 2103  
P: 02 9979 7482  
F: 02 9979 7681

**Sales/Factory**  
11 Ketch Close  
Fountaindale NSW 2258  
P: 02 4389 7222  
F: 02 4388 4550

**Accounts**  
PO BOX 5011  
Chittaway Bay NSW 2261



## Compliance Certificate

Scar Top Joinery is a participating member of the **AWA Accreditation Program**. We provide a **7 year Guarantee** against faulty workmanship and materials (Refer to Manufacturer's Warranty), we are committed to the **Industry Code of Conduct** and have met the requirements of the annual **AWA Compliance Audit** conducted by a NATA accredited audit.

The manufacturer certifies that the windows and doors supplied to:

*Delivered to: 129 Upper Clontarf Street, SEAFORTH*

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

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

Luke Gillespie :

Date: 29<sup>th</sup> March 2011

Director

Visit the website: [www.awa.org.au](http://www.awa.org.au) for accreditation details





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Justin Porter

Justin Porter

080088

## INSTALLATION CERTIFICATION

**PROJECT ADDRESS; 129 Upper Clontarf Street SEAFORTH NSW 2093**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, Kevin Bryant of Concept Bldg Services  
(Name of Competent person providing this certificate) (Firm)

4 Bynya Road Palm Beach 2108  
(Address)

hereby certify:-

That the Glazing/ Window Construction ... installed in the building  
(Building work/element) project comply with:-

a) The relevant clauses of the Building Code of Australia,

... Part 3.6 Glazing ...

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.

c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)

d) The following Australian Standards: AS1288, AS2407 ...

e) Other practices or standards relied upon for this certification: Installation was to specifications

f) Exclusions: YES/NO ... supplied by architects & engineers ...

Full Name of Competent Person : Kevin D Bryant ...

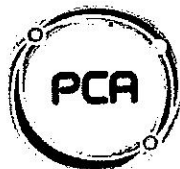
Qualifications and experience: Carpenter/Joiner/Contractor lic N° 216142 ...

Address of Competent person : 4 Bynya Road Palm Beach NSW 2108 ...

Phone numbers:

(Bus) 9974 1621 (Fax) ... Mob 0414 742215

Signature: K D Bryant ... Date: 4/5/2011 ...



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Justin Porter

Justin Porter

080088

## INSTALLATION CERTIFICATION

**PROJECT ADDRESS; 129 Upper Clontarf Street SEAFORTH NSW 2093**

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, KEVIN BRYANT of CONCEPT Bldg Services  
(Name of Competent person providing this certificate) (Firm)

4 Bynya Road Palm Beach 2108  
(Address)

hereby certify:-

That the ... **Balustrades and handrails**... installed in the building  
(Building work/element) project comply with:-

a) The relevant clauses of the Building Code of Australia,

... **Part 3.9.2 Balustrades**...

b) The architectural/services/structural plans and specifications approved by the Accredited  
Certifier and released for construction.

c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)

d) The following Australian Standards: AS1657, AS1684, AS1170...

e) Other practices or standards relied upon for this certification: All work was carried out to Strick

f) Exclusions: YES/NO... Specifications supplied by engineers & architects.

Full Name of Competent Person: Kevin D. Bryant

Qualifications and experience: Carpenter/Joiner/Contractor Lic N° 2161426

Address of Competent person: 4 Bynya Road Palm Beach NSW 2108

Phone numbers:

(Bus) 99741621 (Fax) 0414740015 Mob. 0414740015

Signature: K D Bryant Date: 4/5/2011



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## MANDATORY AND CRITICAL STAGE INSPECTION REPORT - BUILDING COMMENCEMENT INSPECTION

### OWNER DETAILS

Name of person having benefit of the development consent: Justin Porter  
Address: 129 Upper Clontarf Street SEAFORTH NSW 2093  
Contact Details: 9907 8376

### RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council  
Development Consent No: 62/08, , Date issued: 12/05/2008  
Construction Certificate Number: 080088 Date issued: 11/09/2008

### PROPOSAL

Address of Development: 129 Upper Clontarf Street SEAFORTH NSW 2093  
Building Classification: 1  
Type of Construction: n/a  
Scope of building works covered by this Notice: New Deck and Fence

### INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: BPB0170  
Inspector: Grant Harrington No.: BPB0170  
Inspection date and time: 9/09/2008 Inspection time: 1:00 PM

### INSPECTION RESULTS

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

- Inspection area: ✓ Building commencement inspection - Satisfactory

### ADDITIONAL COMMENTS

Grant Harrington  
Inspector



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Web: www.pcaservices.com.au

## MANDATORY AND CRITICAL STAGE INSPECTION REPORT - LOWER SLAB

### OWNER DETAILS

Name of person having benefit of the development consent:	Justin Porter
Address:	129 Upper Clontarf Street SEAFORTH NSW 2093
Contact Details:	9907 8376

### RELEVANT CONSENTS

Consent Authority/Local Government Area:	Manly Council
Development Consent No:	62/08, , Date issued: 12/05/2008
Construction Certificate Number: 080088	Date issued: 11/09/2008

### PROPOSAL

Address of Development:	129 Upper Clontarf Street SEAFORTH NSW 2093
Building Classification:	1
Type of Construction:	n/a
Scope of building works covered by this Notice:	New Deck and Fence

### INSPECTION DETAILS

Principal Certifying Authority:	Grant Harrington No.: BPB0170
Inspector:	Grant Harrington No.: BPB0170
Inspection date and time:	22/09/2010 Inspection time: 2:05 PM

### INSPECTION RESULTS

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

- Inspection area: ✓ Footings and Slabs - Satisfactory subject to documents being provided

#### Required documents:

- Engineer to provide inspection reports prior to pouring

### ADDITIONAL COMMENTS

Grant Harrington  
Inspector



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## MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

### OWNER DETAILS

Name of person having benefit of the development consent: Justin Porter  
Address: 129 Upper Clontarf Street SEAFORTH NSW 2093  
Contact Details: 9907 8376

### RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council  
Development Consent No: 62/08, , Date issued: 12/05/2008  
Construction Certificate Number: 080088 Date issued: 11/09/2008

### PROPOSAL

Address of Development: 129 Upper Clontarf Street SEAFORTH NSW 2093  
Building Classification: 1  
Type of Construction: n/a  
Scope of building works covered by this Notice: New Deck and Fence

### INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: BPB0170  
Inspector: Grant Harrington No.: BPB0170  
Inspection date and time: 5/05/2011 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: ✓ Final Inspection domestic - Satisfactory

### ADDITIONAL COMMENTS

Grant Harrington  
Inspector