

POSTED  
10/11/10

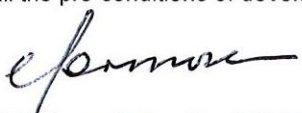
M. Gidley 142717

MANLY COUNCIL  
17 NOV 2010  
RECEIVED BY RECORDS

BUILDING CERTIFIERS  
**form**

DA 259/09


## FINAL OCCUPATION CERTIFICATE

Date Application Received	3/11/09		
Council	Manly		
Occupation Certificate No.	2010/113	Date Approved	15/10/09
CC No.	2009/181	Date Approved	9/11/09
DA No.	259/09	Date Approved	15/10/09
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
<b>APPLICANT DETAILS</b>			
Name	Mr G Sinclair & Ms J Brown	Contact Number	9400 4555
Address	72 Baringa Avenue, Seaforth		
<b>OWNER DETAILS</b>			
Name	Mr G Sinclair & Ms J Brown	Contact Number	9400 4555
Address	72 Baringa Avenue, Seaforth		
<b>DEVELOPMENT DETAILS</b>			
Subject Land	72 Baringa Avenue, Seaforth	Lot No.	252 DP 36412
Description of Development	Rear timber deck		
Class of Building	10a	Value of Work	\$23,000
<b>THE BUILDING IS SUITABLE FOR OCCUPATION</b>			
Certificates Attached	Mandatory Inspection reports		
<b>RECORD OF INSPECTIONS</b>			
Site Inspection prior to issue of Construction Certificate	09/11/09		
Piers – prior to pour	NO		
Footings/Slab – prior to pouring of reinforced concrete	12/11/09		
Timber Frame – prior to lining	07/11/10		
Waterproofing – wet areas	NO		
Stormwater Pipes – prior to backfilling	NO		
Pool Steel – prior to pouring of reinforced concrete	NO		
Pool Fence – prior to water in the pool	NO		
Final Inspection – issue of Occupation Certificate	07/11/10		
<b>CERTIFICATION</b>			
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <ul style="list-style-type: none"> <li>(a) the building will not constitute a hazard to the health or safety of the occupants,</li> <li>(b) a current Development Application is in force for the building,</li> <li>(c) a current Complying Development Consent Construction Certificate has been issued for the building in respect to the plans and specifications for the building,</li> <li>(d) the building is suitable for its use under the Building Code of Australia, and</li> <li>(e) all the pre-conditions of development consent have been satisfied.</li> </ul>			
Signed: 		Date: 10/11/10	
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board		<p>CERTIFIER \$30 R 734615</p>	

16-11-10



## INSPECTION REPORT

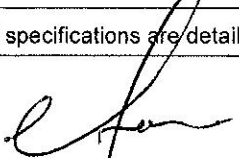
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Builder <input type="checkbox"/> Other _____		
Name	Simclair / Brown	Tel
<b>PREMISES</b>		
72 Banergh Ave, Seaforth		
<b>INSPECTION TYPE(S)</b>		
<input type="checkbox"/> Commence Work	<input type="checkbox"/> Footings	<input type="checkbox"/> Floor Slab/Reo/Membrane
<input type="checkbox"/> Framework	<input type="checkbox"/> Waterproof Wet Area	<input type="checkbox"/> Stormwater/Drains
<input checked="" type="checkbox"/> Completion/Final	<input type="checkbox"/> Roof Frame	<input type="checkbox"/> Pool Fence
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<b>RESULT</b>		
<input checked="" type="checkbox"/> Satisfactory		
<input type="checkbox"/> Unsatisfactory requires attention as follows and <input type="checkbox"/> NO reinspection required <input type="checkbox"/> Reinspection required		
- All works completed as per DA approval		
- Were balustrade satisfactory		
- Balustrade height complete		
- Privacy screens provided.		
And the following if indicated:		
<input type="checkbox"/> Compliance with condition(s)		
<input type="checkbox"/> A separate notice/letter will be forwarded in the near future		
<input type="checkbox"/> Please advise FORM Building Certifiers on completion of work		
<input type="checkbox"/> The above mentioned work <b>MUST</b> be completed by ____ / ____ /20 ____		
<input type="checkbox"/> The above mentioned work <b>MUST</b> be completed PRIOR to OCCUPATION		
		07 / 11 / 20 10
Accredited Certifier		Date

# INSPECTION REPORT

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <u>Dave English</u>	Tel _____
<b>PREMISES</b>	
<u>72 Baringa Ave, Seaforth</u>	
<b>INSPECTION TYPE(S)</b>	
<input type="checkbox"/> Commence Work <input type="checkbox"/> Framework <input type="checkbox"/> Completion/Final <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Footings <input type="checkbox"/> Waterproof Wet Area <input type="checkbox"/> Roof Frame <input type="checkbox"/> _____
<input type="checkbox"/> Floor Slab/Reo/Membrane <input type="checkbox"/> Stormwater/Drains <input type="checkbox"/> Pool Fence <input type="checkbox"/> _____	
<b>RESULT</b>	
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory requires attention as follows and <input type="checkbox"/> NO reinspection required <input type="checkbox"/> Reinspection required	
<u>4 x 400 x 400 x 500 mm deep, down to</u> <u>very stiff foundation material.</u>	
<u>All ok.</u>	
And the following if indicated: <input type="checkbox"/> Compliance with condition(s) <input type="checkbox"/> A separate notice/letter will be forwarded in the near future <input type="checkbox"/> Please advise FORM Building Certifiers on completion of work <input type="checkbox"/> The above mentioned work <b>MUST</b> be completed by ____ / ____ /20____ <input type="checkbox"/> The above mentioned work <b>MUST</b> be completed PRIOR to OCCUPATION	
<u>[Signature]</u> Accredited Certifier	<u>12 / 11 /20 09</u> Date



## Construction Certificate Checklist

Address	72 Bannock Ave, Seaford.	CC No.	2009/181
<b>ADMINISTRATIVE MATTERS – CLAUSE 139 &amp; 140</b>			
	Application has been lodged correctly	YES	
	Owner's consent has been given	YES	
	Application has sufficient information to assess proposal	YES	
	Request for further information has been made	YES	
	Application has been endorsed with date of receipt	YES	
	Appropriate fee has been paid (cheque)	YES	
<b>ASSESSMENT – MATTERS TO BE SATISFIED BEFORE ISSUE</b>			
<b>1.0 Compliance with conditions of development consent (Clause 139)</b>			
1.1	General conditions requiring: Change to architectural plans	YES	
	Development consent to be complied with before CC	YES	
	BASIX requirements on plans	YES	
1.2	Conditions requiring security; Security Deposit/Bond payment has been made	YES	
1.3	Conditions requiring S94 payments; Section 94 payment has been made	YES	
<b>2.0 Compliance with conditions of development consent (Clause 140)</b>			
2.1	Comparison and consistency of CC plans with approved DA plans	YES	
2.2	Consistency of plans and specifications	YES	
2.3	Comparison assessment of DA & CC plans; stamped & plan nos. correspond	YES	
<b>3.0 Compliance with the Building Code of Australia (BCA) (Clause 145(1)(b))</b>			
3.1	BCA compliance; proposed building complies with relevant BCA requirements	YES	
<b>4.0 Compliance with LSL</b>			
4.1	Applicant has paid the required 0.35% LSL	YES	
<b>THE APPLICATION IS</b>			
	Approved	YES	
<b>DETERMINATION CHECKLIST</b>			
	The date is endorsed on the determination	YES	
	The determination is in the approved form	YES	
	The fire safety schedule is attached to the certificate for Class 2-9 Buildings	YES	
	Plans & specifications are detailed on the certificate	YES	
Signed	 Craig Formosa   Accredited Certifier FORM Building Certifiers Pty Ltd   ABN 76 134 030 710	Date	09/11/09