

22 JAN 2009

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir

**Development Consent No. NO680/07**  
**Construction Certificate No. 2008/2541**

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For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2008/2541
- 2 A cheque for \$30 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**

Rec 253456

## 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: 2008/2541

**Land to which this certificate applies:**

**Address: 125 Avalon Parade, Avalon**

**Lot No: 1 DP No: 212992**

**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. NO680/07 is in force for this development.**
- **Construction Certificate No. 2008/2541 has been issued with respect to the plans and specifications for new dwelling, driveway & detached garage.**
- **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: 22 JAN 2009**



**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)

<b>Critical Stage Inspections</b>	<b>Inspected or Missed</b>	<b>Date Inspected</b>
<b>Commencement of building works</b>	<b>Inspected</b>	<b>13/03/2008</b>
<b>Excavation for footings</b>	<b>Inspected</b>	<b>13/03/2008</b>
<b>Prior to pouring of any in-situ reinforced concrete</b>	<b>Inspected</b>	<b>13/03/2008 &amp; 20/03/2008</b>
<b>Prior to the covering of any framework</b>	<b>Inspected</b>	<b>24/07/2008</b>
<b>Prior to covering waterproofing in any wet area</b>	<b>Inspected</b>	<b>29/08/2008</b>
<b>Prior to covering any stormwater drainage connections</b>	<b>Inspected</b>	<b>17/10/2008</b>
<b>Other required inspections</b>	<b>n/a</b>	<b>n/a</b>
<b>Final Inspection</b>	<b>Inspected</b>	<b>17/10/2008</b>

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

<b>Survey Report</b>	<b>Total Surveying dated November 2008</b>
<b>Termite Treatment</b>	<b>Certificate of Installation issued by Alternative Pest Control dated 4 October 2008</b>
<b>Waterproofing Certificate</b>	<b>Certificate of Installation issued by Wet-Seal dated 30 August 2008</b>
<b>Stormwater Drainage (Condition E1)</b>	<b>Compliance Certificate issued by TJ Taylor Consultants Pty Ltd dated 16 October 2008</b>
<b>Basix Compliance Statement (Condition E9)</b>	<b>Issued by Mr T Willesee (Owner) dated 18 December 2008</b>
<b>Smoke Alarms (Condition E6)</b>	<b>Certificate of Installation issued by Jason Heiser Electrical Services dated 15 October 2008</b>
<b>Driveway Design (Condition E2)</b>	<b>Compliance letter issued by Pittwater Council dated 13 January 2009</b>
<b>Photographic Record (Condition E3 &amp; E4)</b>	<b>Photographic record of Council's road reserve (post construction)</b>
<b>Noxious Weed Removal</b>	<b>Written undertaking from property owners dated 16 January 2009</b>

# BASIX Completion Receipt

Receipt no CR-515285-177730S

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 Tuesday, 06/01/2009



NSW GOVERNMENT  
Department of Planning

## Principal certifying authority

Name	Tom Bowden
Accreditation scheme	BPB
Accreditation number	0042

## Final Occupation Certificate

Date of determination	Sunday, 06/01/2008
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## BASIX Certificate details

BASIX Certificate no	177730S
Project name	Willesee (copy of)
Street address	125 Avalon Parade
Suburb	Avalon
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 *29 8.08*  
Address *125 Avalon Parade Avalon*  
DA No *NO 680/07* CC No *2008/2541* CDC No  
Requested by *Melissa* Ph No *0420 810 680*

## Critical Stage Inspections

- |   |   |   |
|---|---|---|
| <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 type="checkbox"/> Other (specify)                |
| <input type="checkbox"/> Footings and Excavation  | <input checked="" type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

An inspection of *waterproofing to wet areas* 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*

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Signed *A Bailey* Accreditation No *BA 11015* Date *29 8.08*  
Accredited Building Surveyor

**BUILDING INSPECTION REPORT**

Land to which this Building Inspection Report result sheet applies

Council Area *Pittwater*

Date of Inspection *13 03 08*

Address *125 AVALON PARADE AVALON*

DA No *NO 680/07*

CC No *2008/2541*

CDC No

Requested by *MELISSA*

Ph No *9718 0123*

**Critical Stage Inspections**

- |   |   |   |
|---|---|---|
| <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 type="checkbox"/> Other (specify)                |
| <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing        | <input checked="" type="checkbox"/> Photographic record |

An inspection of *piers & footing for retaining wall* 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**

*Steel in accordance with engineers detail for retaining wall footing.*

*Piers too dia all to even bearing*

Signed *A Basley*  
Accredited Building Surveyor

Accreditation No *P110015* Date *13.3.08*

# BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area *Pittwater* Date of Inspection *20.3.08*  
Address *125 Avalon Parade Avalon*  
DA No *NO 680/07* CC No *2008/2541* CDC No  
Requested by *Melissa* Ph No *9918 0123.*

## Critical Stage Inspections

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> PCA Signage              | <input checked="" 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 type="checkbox"/> Other (specify)                |
| <input type="checkbox"/> Footings and Excavation  | <input type="checkbox"/> Waterproofing              | <input checked="" type="checkbox"/> Photographic record |

An inspection of *steel to garage slab* 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**

*Steel satisfactory*

Signed *A Bailey*  
Accredited Building Surveyor

Accreditation No *BP60018* Date *20.3.08*



# BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area *Pottwater* Date of Inspection *25. 7. 08*  
Address *125 Avalon Parade Avalon*  
DA No *NO 680/07* CC No *2008/2541* CDC No  
Requested by *Malissa* Ph No *0420 810 680*

## Critical Stage Inspections

- |   |  |   |
|---|--|---|
| <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 checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement    | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify)                |
| <input type="checkbox"/> Footings and Excavation  | <input type="checkbox"/> Waterproofing           | <input checked="" type="checkbox"/> Photographic record |

An inspection of *wall & roof* 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

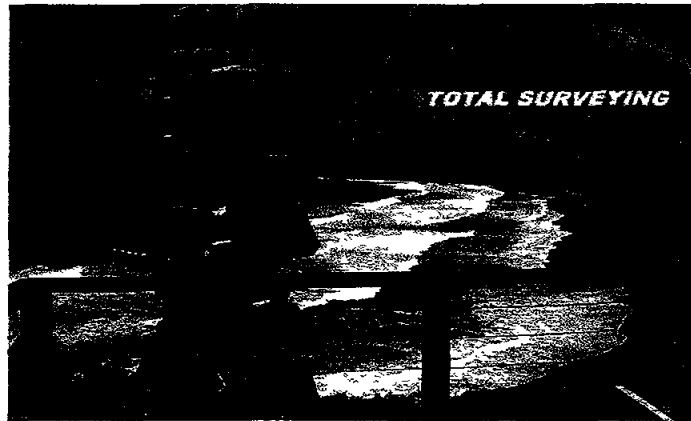
Complete the work detailed hereunder

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**

*Wall & roof framing satisfactory*

Signed: *A Barley*  
Accredited Building Surveyor

Accreditation No *BPB0018* Date *25. 7. 08*



## **TOTAL SURVEYING**

Land & Property Surveyors

P O Box 44 Belrose 2085

Ph 94020790 Mob 0417 277107

Email~totalsurveying@bigpond.com.au

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### **AS-BUILT SURVEY REPORT**

**RE: 125 AVALON PARADE AVALON BEACH**

**T & M WILLESEE**

Land situated at Avalon Beach, in the Local Government Area of Pittwater, Parish of Narrabeen, and County of Cumberland, being described as Lot 1 in DP 212992, and being the land in Torrens Title Folio Identifier 1/212992

**WE REPORT** that we have surveyed, for As-Built purposes only, the land as mentioned above and shown edged in red on the attached sketch plan

### **IN OUR OPINION**

- Erected upon the land is a one & two storey weatherboard house roofed with metal together with a weatherboard garage
- The subject House and Garage stand wholly within the boundaries as shown
- Apart from minor fencing irregularities, there are no other apparent encroachments by or upon the subject land
- Covenant G590262 affects the subject land of which the conditions appear to have been observed
- Main ground floor level is 22.25m, First floor level is 25.48m & finished ridge level is 30.09m All figures are AHD & deduced from BM on kerb RL 18.15 AHD
- The Boundaries have been surveyed for fencing purposes

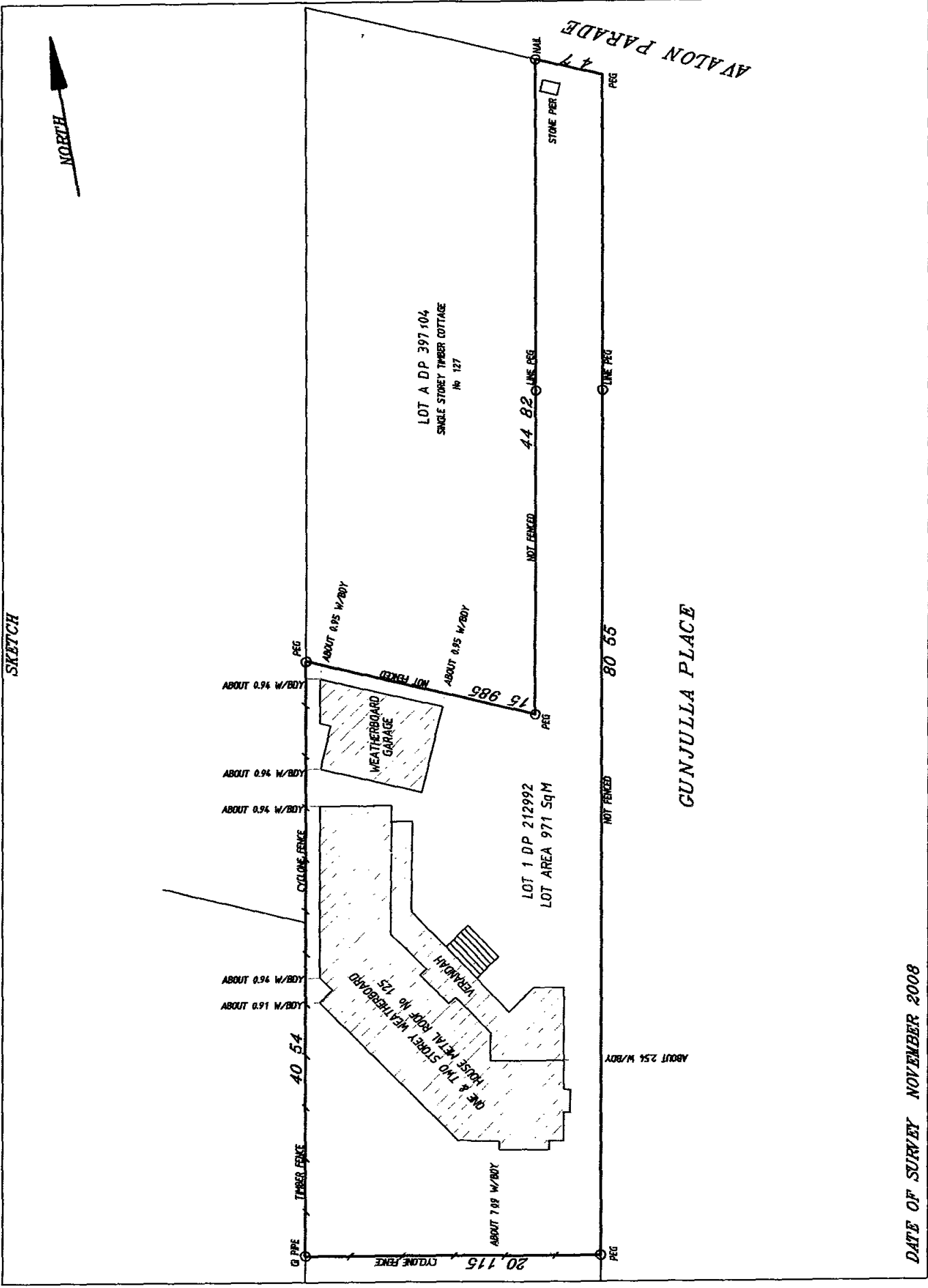
### **TOTAL SURVEYING**

BN 97932995

Land & Property Surveyors

Date of Survey NOVEMBER 2008

SKETCH



GUNJULLA PLACE

AVALON PARADE

DATE OF SURVEY NOVEMBER 2008

**Certificate of Installation**  
**in accordance with AS 3660.1-2000**  
**New construction**

Name of owner/builder: **Melisa Willesee**

Property Address: **125 Avalon Parade Avalon.**

State: **NSW**

Post Code **2107**

**The Termite Management System(s) Installed:**

Note The term treated zone used in this document refers to liquid termiticides when used to form part of a termite management system(s) referred to in AS3660 1-2000 as "Termite Barrier Systems"

AS 3660.1 Termite work: **Repellent-Liquid Termiticide Treated Zone**

A Liquid Termiticide Barrier was installed to the following area(s) Subfloor, garage using the liquid termiticide(s) B1-flex which contain the active constituent(s) bifenthrin The concentration of the liquid termiticide/s spray mixture used was 1% and the total volume used was 400 Lt

No other System was installed in the following area(s) using . The method(s) of installation was

The above system(s) **are not** integrated with each other.

The system(s) **are not** integrated with the concrete poured by the builder to form the termite barrier

**The resulting single termite management system(s) is a complete barrier or zone, if the barrier or zone is not complete further work may be required as partial barriers and/or treated zones are not effective and may allow undetected Termite entry. You should consult with the builder See the limitations below**

The Termite Management System were installed on the 4th day of October 2008 and a durable notice was placed in Meter box

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months

**It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.**

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite management system installed or allow concealed termite entry to the property

**We recommend an inspection of the building and the surrounds every 12 Months.**

Termiticide Liquid Barriers and/or treated zones degrade (break down) over time and should be replenished in the future After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Liquid Termiticide Barrier

If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite management system to this structure In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or AS2870-1996 and amendments

**Terms and Conditions on Page 1 and important information on page 2 form an important part of this Certificate.**

**Limitations that apply to the above installation are: None**

# ALTERNATIVE PEST CONTROL

ABN 74 167 679 224

PO Box 4111, North Curl Curl NSW 2099  
 Phone 9981 5666 Fax 9907 4003  
 Email sparra@bigpond.net.au

## PEST CONTROL QUOTATION / TAX INVOICE

1685

Date 18-03-2008

Licence No ~~1009~~ 3239,

### PEST MANAGEMENT TREATMENT PROPOSAL & ADVICE NOTICE

Client Name MELISSA MILLER Address DUPHON  
 Treatment Address 125 AVONDALE RD State N.S.W. Postcode 2107  
 Technician Name MICHAEL SPARRA Licence No \_\_\_\_\_ Trainee \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Date \_\_\_\_\_  
 Description of Property  Residential  Office  Factory  Other \_\_\_\_\_

#### Pest Management Services Required

- |                                   |                                      |  |   |  |
|-----------------------------------|--------------------------------------|--|---|--|
| <input type="checkbox"/> Ants     | <input type="checkbox"/> Fleas       | <input type="checkbox"/> Webbing Spiders | <input type="checkbox"/> Ground Spiders     | <input type="checkbox"/> European Wasps      |
| <input type="checkbox"/> Bees     | <input type="checkbox"/> Paper Wasps | <input type="checkbox"/> Silverfish      | <input type="checkbox"/> Case-Making Moths  | <input type="checkbox"/> Cockroaches (other) |
| <input type="checkbox"/> Bed Bugs | <input type="checkbox"/> Bird Lice   | <input type="checkbox"/> Carpet Beetles  | <input type="checkbox"/> Anobid Borers      | <input type="checkbox"/> Birds _____         |
| <input type="checkbox"/> Rats     | <input type="checkbox"/> Mice        | <input type="checkbox"/> Possums         | <input type="checkbox"/> German Cockroaches | <input checked="" type="checkbox"/> Termites |

#### Inspection / Hygiene Advice / Details of Pest Management Program / Health & Safety Advice (see overleaf)

*Soil pre-treat to garage of 40 sq.m. by using  
 Ripentrex of 210 lbs.*

Initial Treatment including areas to be treated	Control Agents	Active Ingredients (G/D)	Rate Used	Amount Used
Interior to				
Exterior to				
Other				

*paid*  
*# 760*

**Specific Limitations**  
 Free Service Period  Months 12 GST \$42.00  
 No Free Service Period  For \_\_\_\_\_  
**TOTAL INVESTMENT:** \$462.00

#### Optional Routine Service Agreement

Recommended Frequency \_\_\_\_\_ Investment \_\_\_\_\_ per \_\_\_\_\_  
 PAID Cash  Cheque  Credit Card



**Wet-seal**

# Installation Certificate

Independent Franchisee of the Wet-seal Franchise System ("Wet-seal Franchisee")

**B G Syer**  
PO Box 2064,  
ROSE BAY NORTH NSW 2030

**Invoice #:4N0403**  
**Job Date: 30/08/08**

<p>Melissa 125 Avalon pde AVALON NSW 2107</p>	<p><b>Installation Address:</b></p> <p>125 Avalon pde Avalon NSW 2107</p>
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**THIS CERTIFICATE** given by the **Wet-seal** Franchisee certifies that: (a) the installations scheduled below ("**Work**") have been carried out at the above premises ("**Premises**") using the appropriate **Wet-seal** system of waterproofing; (b) the **Work** has been undertaken by the **Wet-seal** Franchisee; (c) the **Wet-seal** system of waterproofing used in the **Work** (i) complies with Australian/New Zealand Standard 4858, (ii) in respect of the **Work** carried out in Australia complies with the Building Code of Australia (BCA) as amended and complies with Australian Standard 3740, and (iii) in respect of the **Work** carried out in New Zealand complies with clause E2 (external moisture), clause E3 (internal moisture) of Compliance Document for New Zealand Building Code; (d) the **Wet-seal** system of waterproofing and the products used comprised in the **Work** have been (i) tested in respect of application and/or use in Australia by the Commonwealth Scientific and Industrial Research Organisations (CSIRO) as meeting the requirements of Australian Standard 4992, and (ii) appraised by BRANZ as appropriate for use in New Zealand

For the Terms and Conditions, Special Conditions and Explanations please see the **Wet-seal** website [www.wet-seal.ws](http://www.wet-seal.ws) Any unauthorised alteration to this Certificate will invalidate it completely

## 7 Years Workmanship Guarantee.

### Installations ("**Work**"):

<b>Area:</b>	<b>Location:</b>	<b>Shower Type:</b>	<b>Bath Type:</b>	<b>Notes:</b>
BATHROOM Full Floor	Ground			
LAUNDRY Full Floor	Ground			
ENSUITE Full Floor	1st Floor			

Ben Syer - authorised signatory for and on behalf of Wet-seal Franchisee

**Warranty** - The **Wet-seal** Franchisee warrants that the **Work** has been completed in a proper and workmanlike manner. The Franchisee



**T J TAYLOR CONSULTANTS PTY LIMITED**

ABN 98 002 360 054

*Consulting Civil and Structural Engineers*

'Seascope', Suite 7, 22-26 Fisher Road, Dee Why NSW 2099  
Telephone 99827092 Fax 99825898 Email taylor\_consultants@tpg.com.au



16 October 2008  
Our Ref DMS dp 33207

General Manager  
Pittwater Council  
1 Park Street  
MONA VALE NSW 2103

Dear Sir,

**Re: Stormwater Drainage – 125 Avalon Parade, Avalon**

This is to certify that inspections were undertaken on the stormwater drainage system during and on the completion of construction and advise that the system was generally in accordance with the design drainage plans and site instructions and nothing significant was observed during the course of the inspections to suggest that the general intent of the design had not been followed

The construction appeared to meet accepted standards of engineering practice and Council's requirements

Yours faithfully,  
T J TAYLOR CONSULTANTS PTY LTD

D M SCHAEFER  
BE (Civil) MIEAust

C08/ 33207 FINAL DRAINAGE CERTIFICATE

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Directors D J Squire BE (Civil) MIEAust D M Schaefer BE (Civil) MIEAust  
Consultant T J Taylor BSc (Eng) LGE MIEAust CPEng NPER

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**December 18, 2008**

**To whom it may concern.**

**Re. 125 Avalon Parade, Avalon Beach**

**As owner builder of the house constructed at the above address,  
I can confirm that all the commitments contained in BAXIS  
certificate number 177730S have been met and satisfied.**

**BAXIS certificate number 177730S is dated 21 January 2008.**

**Signed.**

  
**Terry Willesee**





# JASON HEISER ELECTRICAL SERVICES

GOLD LIC NO 54440C

24 HOUR EMERGENCY SERVICES

Rewires • Power • Lighting • Safety Switches • Stoves • Hot Water

7 SHIRLEY CLOSE, DEE WHY NSW 2099

MOBILE 0407 788 997 PHONE (02) 9972 1184 FAX (02) 9972 9777

ABN 11 628 271 126

~~TAX INVOICE/QUOTATION~~

Willesee

125 Avabr Pde Avalon.

6385

Date 15-10-08

QUANTITY	DETAILS
	<p>Installation of 3x 240V Smoke Detectors Connected to mains power as per Australian Standards. 3786.</p> <p style="text-align: center;"><i>Thanking you</i> <i>JH</i></p> <p style="text-align: right;"><b>SUB-TOTAL: \$</b> <b>GST: \$</b> <b>TOTAL COST (including GST): \$</b></p> <p style="text-align: center;">● ● ●</p>

Sigi Melderis, Assets & Restorations Officer  
8am to 5 30pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1348 Mobile 0407 957 032

13 January 2009

Melissa Lea Willesee and Terence Joseph Willesee  
125 Avalon Pde  
**AVALON NSW 2107**

Dear Sir/Madam

**Re Final inspection of Works in Road Reserve at 125 Avalon Pde, AVALON**

**DA No 680/07 - Compliance**

A final inspection of the approved works in the road reserve at the above address was carried out on 12th January 2009 at 4pm

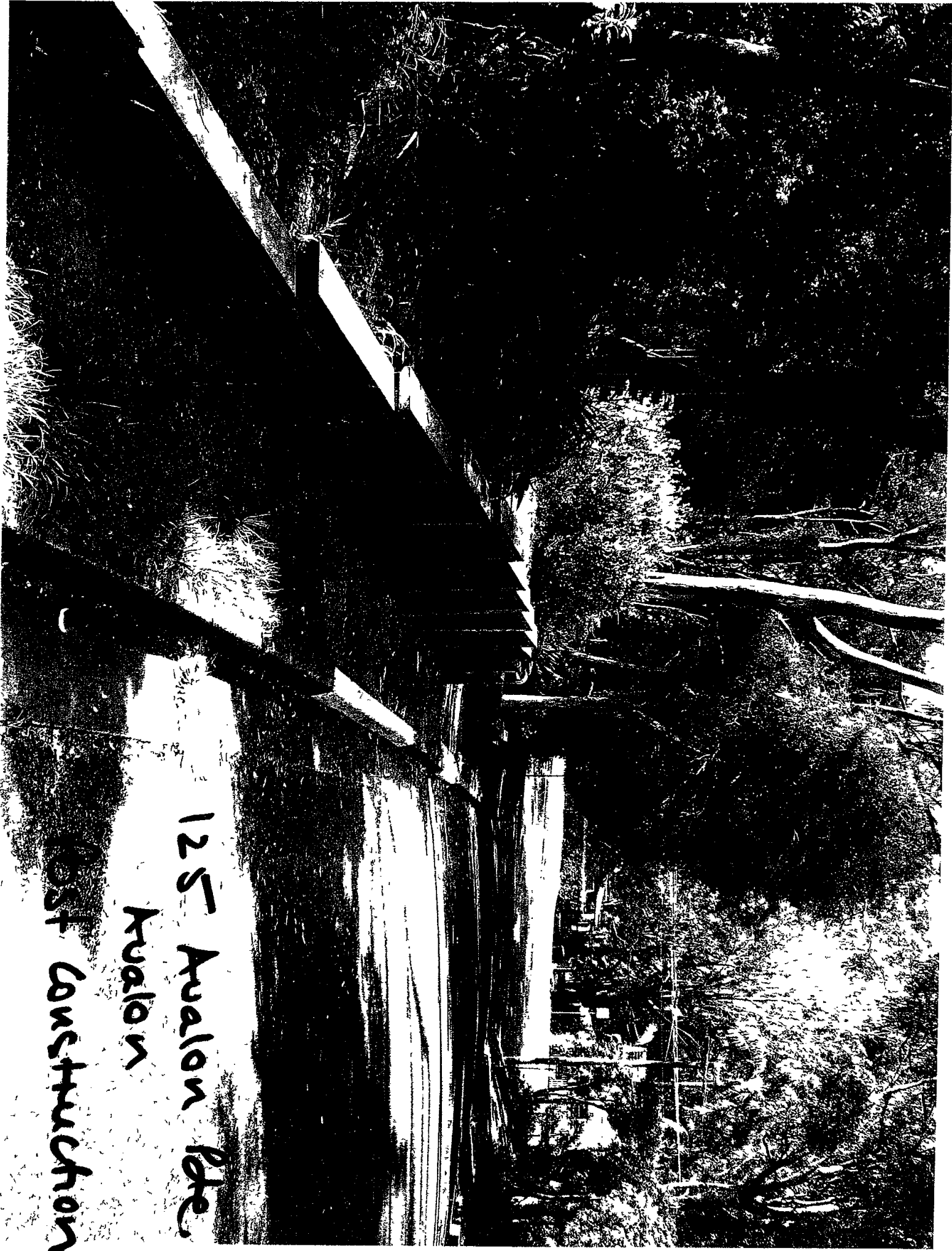
The work has been completed in accordance with the Approved application to Council's satisfaction

Should you wish to discuss the matter further, please contact the Officer on the number above

Yours faithfully



Sigi Melderis  
**ASSETS & RESTORATIONS OFFICER**



125 Avalon Pk.  
Avalon  
Est. Construction

January 16, 2009

**Re: Conditions of approval for 125 Avalon Parade**

**As per the conditions of our building approval NO680/07 (clause 15) and under the specifications of the council approved landscape plan drawn by Sally Kelly, we have commenced a programme to remove all declared noxious weeds.**

**The removal of weeds and noxious plants such as Lantana, Privet and New Zealand Bells has been underway for some months and that process will continue until the site and verge are clear.**

**This is going to be a long project and we accept that we are required by the conditions to maintain the verge area once the clean up is complete.**

**Terry and Melissa Willesee**

*Terry Willesee*

*Melissa Willesee*