

-2 APR 2013

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

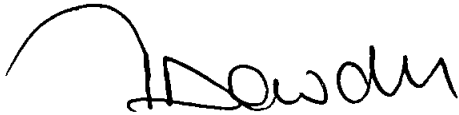
Dear Sir/ Madam

Development Consent No. N0573/10
Construction Certificate No. 2010/4095

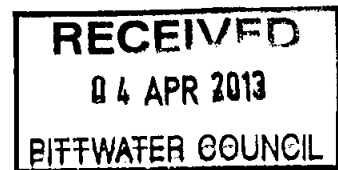
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2010/4095
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



\$36 REC; 337063 4/4/13

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: 2010/4095

Land to which this certificate applies:

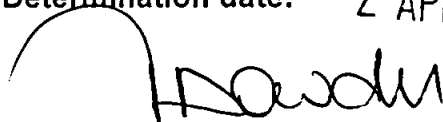
Address: 26 North Avalon Road, North Avalon

Lot No: 19 DP No: 8394

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. N0573/10 is in force for this development.
- Construction Certificate No. 2010/4095 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: -2 APR 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	03/12/2012
Excavation for footings	n/a	
Prior to pouring of any in-situ reinforced concrete	n/a	
Prior to the covering of any framework	Inspected	20/01/2011, 15/02/2011
Prior to covering waterproofing in any wet area	Inspected	14/03/2011
Prior to covering any stormwater drainage connections	Inspected	06/05/2011
Other required inspections		
Final Inspection	Inspected	06/05/2011

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

Smoke Alarms	Certificate of installation issued by Warren A Preston Electrical dated 19 December 2011
BASIX Compliance Statement	Issued by Christensen Timber Designs dated 21 November 2011
Structural Engineers Certificate	Issued by Northern Beaches Consulting Engineers Pty Ltd dated 14 June 2011
Waterproofing Certificate	Issued by Cascade Waterproofing dated 24 November 2011

BASIX Completion Receipt

Receipt no.: CR-1364773497857-A95312

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: Monday, 01/04/2013



Principal certifying authority

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

Final Inspection

Date of final inspection: Friday, 06/05/2011

BASIX Certificate details

BASIX Certificate no.	A95312
Project name	2nd storey
Street address	26 North Avalon Road
Suburb	Avalon
Postcode	2107
Local Government Area	Pittwater Council

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 15/2/11
 Address : 26 North Avalon Road Avalon
 DA No. : CC No. 2010/4095 CDC No.
 Requested by: Rich Ph No. 0400 674 744

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

- An inspection of wall & 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.**

Engineer to certify change to roof design

Signed: A Bailey Accreditation No BAC9015 Date: 15/2/11
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 14/3/11
 Address: 26 North Avalon Road Avalon
 DA No. CC No. 2010/4095 CDC No.
 Requested by: Amorino Ph No. 0435 016 264

Graded 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 1st floor 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.

Provide water stops to shower recess and doorway

Signed: A Bailey Accreditation No. BPP0015 Date: 14/3/11 ✓
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 20/1/11
 Address 26 North Avalon Road Avalon
 DA No. _____ CC No. 2010/4095 CDC No. _____
 Requested by: Rich Ph No. 0450 624 345

Partial Stage Inspections

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input 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 checked="" 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 checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____ | | |

- An inspection of 1st floor joint 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.**

1st floor joint construction satisfactory

Signed: A. Barber Accreditation No. 2230015 Date: 20/1/11
 Accredited Building Surveyor

WARREN A PRESTON ELECTRICAL CONTRACTOR Gold Lic EC37374

15 Watkins Rod
AVALON NSW 2107
0407 922624

19th December 2011

re : Clacher 26 North Avalon Road AVALON 2107

TO WHOM IT MAY CONCERN :

Smoke detectors , 240 volt , have been fitted as per SAA requirements
and in accordance with As 3786 , to the above mentioned dwelling.

Yours Sincerely,



WARREN A PRESTON

Decks • Homes • Carports • Stairs

Christensen Timber Designs

Extensions • Handrails • & Design

21.11.11

BASIX CERTIFICATE; 26 Nth Avalon rd Avalon

This is to certify that the BASIX certificate No. A95312 dated 26 September 2010 for the residence of 26 Nth Avalon Rd Avalon has been fully adhered to.

Aspects referred to

1. Lighting
2. Fixtures
3. Insulation
4. Windows and glazed doors.



Rick Christensen
Builder
Director
Lic no 171 087c

198 Barrenjoey Rd Newport 2106 - mobile 0400 674 744 - home 9979 4967 - fax 9997 1437



DIRECTORS |

Stewart McGeady Rick Wray Brad Seghers

Structural Certificate

Date: 14th June 2011 Job No. 100906

Client: Lars Gaupset Engineer: SM

Site: 26 North Avalon Road, North Avalon

Stewart McGeady and Rick Turner of Northern Beaches Consulting Engineers P/L inspected the additions and alterations to the above building during construction.

We hereby certify that the construction of the first floor and roof framing, as detailed on the structural plans by Northern Beaches Consulting Engineers P/L (Job No: 100906), is generally in accordance with the above mentioned drawings, the site instructions issued during construction and Australian Standards AS 3600, AS 1170.1, AS 4100 and AS 1684.

This certificate does not relate to and we assume no responsibility for the certification of any structural or other elements that have not been inspected by the companies' representatives or are not referred to in this certificate.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L

Stewart McGeady
BE UNSW MIEAust Director

X:\ENG NBC\2010\100906\SC001.docx

CASCADE WATERPROOFING

Membrane Application and Joint Sealing
License Number: 95179C ABN 49 724 533 856

CERTIFICATE OF COMPLIANCE AND WARRANTY

DATE: November 24th, 2011

TO: Rick Christenson

SITE ADDRESS: 26 North Rd.,
AVALON

This letter is to certify that Cascade waterproofing has carried out waterproofing as outlined, at the above mentioned address.

JOB DESCRIPTION

Applied two coats Flowthane latex membrane to bathroom, toilet and balcony and Install aluminum shower and finish door angles. All work has been carried out in accordance with Council requirements and specifications and complies with the relevant Australian standard (AS3740-1994), the relevant standards of the Building code of Australia and the Master Builders Association. The product also complies with AS/NZ 4858:2004. Durability's of wet area membranes class 3

All materials and workmanship carries a seven year warranty.

Should you require additional information, please do not hesitate to contact the undersigned on the numbers shown below

Yours sincerely,



Grant McNeil
CASCADE WATERPROOFING

14 Sanders road., Baulkham Hills. NSW 2153
Telephone: 88075215
Mobile: 0410692837
Email: cascade42@optusnet.com.au