

123 JAN 2017

General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam,

Development Consent No. N0421/14
Construction Certificate No. 2015/5453

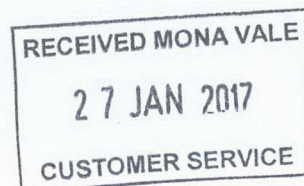
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2015/5453.
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



R 406731

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: 2015/5453

Land to which this certificate applies:

Address: 292 Hudson Parade, Clareville

Lot No: 10 DP No: 228119

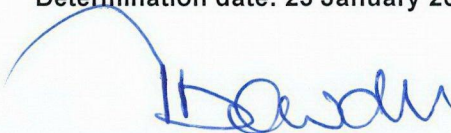
I approve the issuing of this Final Occupation Certificate and certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- Current Development Consent No. N0421/14 is in force for this development.
- Construction Certificate No. 2015/5453 has been issued with respect to the plans and specifications for Stage 1: Alterations and Additions to Existing Dwelling (Excluding Front Fence).
- 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 and Compliance Certificates relied upon to issue this Occupation Certificate.

Please Note:

- This Final Occupation Certificate does not include the as built building works as described in Building Certificate reference no. BC0110/16 dated 18 November 2016.
- This Final Occupation Certificate revokes the earlier Interim Occupation Certificate issued.
- The issuing of this Occupation Certificate by *Insight Building Certifiers Pty Ltd* must not be construed as admitting liability for any defective works which may or may not occur, as a result of *Insight Building Certifiers Pty Ltd* not carrying out the required critical stage inspections as listed in the attached Schedule of Critical Stage Inspections.

Determination date: 23 January 2017



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	13/04/2015
Excavation for footings	Inspected	15/05/2015
Prior to pouring of any in-situ reinforced concrete	Inspected	29/05/2015, 26/06/2015 & 31/07/2015
Prior to the covering of any framework	Inspected	11/11/2015 & 02/02/2016
Prior to covering waterproofing in any wet area	Inspected	04/03/2016
Prior to covering any stormwater drainage connections	Missed	
Other required inspections	Child Safety Barrier	13/07/2016
Final Inspection	Inspected	25/05/2016 & 13/07/2016

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

Termite Protection Measures Compliance Certificate	Issued by Everest Pest Control dated 20 July 2016.
Smoke Alarm Installation Compliance Certificate	Issued by North Narrabeen Electrical dated 12 July 2016.
Structural Engineer's Compliance Certificate	Issued by Civil & Structural Engineering Design Services Pty Ltd dated 6 July 2016.
BASIX Compliance Statement	Issued by Cre8ive Building Projects dated 16 June 2016, accompanied by Glazing Compliance Certificate (windows and doors) issued by Airlite Windows Pty Ltd dated 4 December 2015.
Geotechnical "Form 3" Certificate	Issued by Civil & Structural Engineering Design Services Pty Ltd dated 18 July 2016.
Restricted Bedroom Window Opening Compliance Certificate	Issued by Cre8ive Building Projects dated 16 June 2016.
Stormwater Management Compliance Certificate	Issued by Civil & Structural Engineering Design Services Pty Ltd dated 6 July 2016 accompanied by Works-As-Executed Stormwater Management Plan dated 8 July 2016 Steve Davey & Associates Pty Ltd (Registered Surveyor) dated 8 July 2016.
Arborist's Compliance Statement	Issued by Growing My Way Tree Consultants dated 11 July 2016.
Landscape Completion Compliance Certificate	Issued by Positive Earth Landscapes dated 12 July 2016.
Swimming Pool Compliance Certificate	Issued by Cre8ive Building Projects dated 16 July 2016.

Council's Road Reserve Compliance Certificate	Issued by Northern Beaches Council dated 6 July 2016.
Missed Inspection Report	Signed by Cre8ive Building Projects, undated.
Building Certificate	Building Certificate No. BC0110/16, issued by Northern Beaches Council dated 18 November 2016

BUILDING CERTIFICATE NO: BC0110/16

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE NORTHERN BEACHES COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING

Property Address: **292 HUDSON PARADE CLAREVILLE NSW 2107**

Nearest Cross Street: **Georgia Lee Place** Side of Street: **North Western**

Classification of Building: **10b** Whole/Part: **Part of Building**

Description: **A stone wall on the front boundary of the allotment**

Date of Inspection: **14/11/2016** Owner: **DONNA L PRIESTLEY & ALAN PRIESTLEY**


Legal Description of Land: **Lot 10 DP 228119**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Richards & Loftus, dated October 2016, Ref No 1507 WALL.

Dated **18/11/2016**

Mark Ferguson
INTERIM GENERAL MANAGER

per: 

Applicant's Name: **ALAN PRIESTLEY, 292 HUDSON PARADE CLAREVILLE BAY NSW 2107**

NB:

- 1. An order made or proceedings taken in contravention of this certificate is of no effect.
- 2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.