



Private Certifiers Australia

Address Suite 5 / 470 Sydney Rd PO Box 907
Balgowlah NSW 2093
Tel 02 9907 6300
Fax 02 9907 6344
Email grant@pcaservices.com.au
Web www.pcaservices.com.au

21/01/2008

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir / Madam

17a The Serpentine Bilgola
Development application No 130/07
Final occupation certificate No 070103

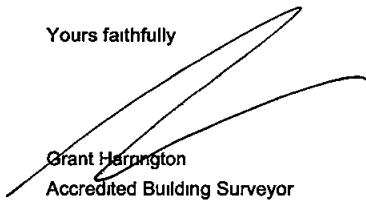
Private Certifiers Australia have issued an Occupation Certificate for the above mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979

Please find enclosed the following documentation

- Occupancy Certificate No 070103
- 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 Project Building Surveyor Grant Harrington on the above numbers

Yours faithfully


Grant Harrington
Accredited Building Surveyor

encl

R# 232444.



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FINAL OCCUPATION CERTIFICATE 070103 (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 Rob Davies
Address PO Box 674 Avalon NSW 2107
Contact Details Phone 9974 1104 Fax

OWNER DETAILS

Name of person having benefit of the development consent Brett Davis
Address 4 Attey Street Manly West QLD
Contact Details Phone xx Fax

RELEVANT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Development Consent No 130/07 Date issued 29/06/2007
Construction Certificate No 070103 Date issued 27/07/2007

PROPOSAL

Address of Development 17a The Serpentine Bilgola NSW 2107
Building Classification 1
Scope of building works covered by this Notice alterations & additions to existing dwelling
Attachments Schedule 1
Fire Safety Schedule Nil
Exclusions nil

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority Grant Harrington
Accreditation Body Building Professionals Board
Registration No DPNR ACC 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 21/01/2008

Handwritten signature of Grant Harrington

Grant Harrington
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	Rob Davies		21/01/2008
Construction Certificate	PCA Services		27/07/2007
Smoke Detector Installation	Campisi Electrical Services P/L		1/12/2007
Structural Adequacy	Chapman Hutchinson		24/07/2007
Timber Installation	Chris Ward Consulting Services		28/12/2007
Waterproofing Certificate of Compliance	Tiling & Waterproofing		
Glass & Mirrors Installation	Narrabeen Glass Service		3/12/2007



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21/01/2008

Rob Davies
PO Box 674
Avalon NSW 2107

Dear Sir / Madam

17a The Serpentine Bilgola
Development application No 130/07
Occupation certificate No 070103

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

As required under the legislation copies of the same have been forwarded to Pittwater 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 Project Building Surveyor Grant Harrington on the below numbers.

Yours faithfully


Private Certifiers Australia
Accredited Building Surveyor
encl



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MANDATORY AND CRITICAL STAGE INSPECTION REPORT

OWNER DETAILS

Name of person having benefit of the development consent	Brett Davis
Address	4 Attey Street Manly West QLD
Contact Details	xx

RELEVANT CONSENTS

Consent Authority/Local Government Area	Pittwater Council
Development Consent No	130/07 Date issued 29/06/2007
Construction Certificate Number 070103	Date issued 27/07/2007

PROPOSAL

Address of Development	17a The Serpentine Bilgola NSW 2107
Building Classification	1
Type of Construction	n/a
Scope of building works covered by this Notice	alterations & additions to existing dwelling

INSPECTION DETAILS

Principal Certifying Authority	Grant Harrington No DPNR ACC BPB0170
Inspector	Grant Harrington No DPNR ACC BPB0170
Inspection date and time	21/01/2008 Inspection time 12 00 PM

INSPECTION RESULTS

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

- Inspection area ✓ Stormwater Satisfactory

ADDITIONAL COMMENTS



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Consent Authority/Local Government Area Pittwater Council
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Construction Certificate Number 070103 Date issued 27/07/2007

PROPOSAL

Address of Development 17a The Serpentine Bilgola NSW 2107
Building Classification 1
Type of Construction n/a
Scope of building works covered by this Notice alterations & additions to existing dwelling

INSPECTION DETAILS

Principal Certifying Authority Grant Harrington No DPNR ACC BPB0170
Inspector Grant Harrington No DPNR ACC BPB0170
Inspection date and time 6/08/2007 Inspection time 10 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 ✓ Footings and Slabs - Satisfactory

ADDITIONAL COMMENTS



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MANDATORY AND CRITICAL STAGE INSPECTION REPORT

OWNER DETAILS

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 Contact Details xx

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Consent Authority/Local Government Area Pittwater Council
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 Construction Certificate Number 070103 Date issued 27/07/2007

PROPOSAL

Address of Development 17a The Serpentine Bilgola NSW 2107
 Building Classification 1
 Type of Construction n/a
 Scope of building works covered by this Notice alterations & additions to existing dwelling

INSPECTION DETAILS

Principal Certifying Authority Grant Harrington No DPNR ACC BPB0170
 Inspector Grant Harrington No DPNR ACC BPB0170
 Inspection date and time 21/01/2008 Inspection time 12 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 ✓ Final Inspection domestic - Satisfactory

ADDITIONAL COMMENTS



Private Certifiers Australia

Address Suite 5 / 470 Sydney Rd PO Box 907
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MANDATORY AND CRITICAL STAGE INSPECTION REPORT

OWNER DETAILS

Name of person having benefit of the development consent	Brett Davis
Address	4 Attey Street Manly West QLD
Contact Details	xx

RELEVANT CONSENTS

Consent Authority/Local Government Area	Pittwater Council
Development Consent No	130/07 Date issued 29/06/2007
Construction Certificate Number 070103	Date Issued 27/07/2007

PROPOSAL

Address of Development	17a The Serpentine Bilgola NSW 2107
Building Classification	1
Type of Construction	n/a
Scope of building works covered by this Notice	alterations & additions to existing dwelling

INSPECTION DETAILS

Principal Certifying Authority	Grant Harrington No DPNR ACC BPB0170
Inspector	Grant Harrington No DPNR ACC BPB0170
Inspection date and time	7/11/2007 Inspection time 8 22 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 ✓ Wet area Satisfactory subject to documents being provided

Required documents

- Waterproofing certification to be provided to AS 3740

ADDITIONAL COMMENTS



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MANDATORY AND CRITICAL STAGE INSPECTION REPORT

OWNER DETAILS

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Address	4 Attey Street Manly West QLD
Contact Details	xx

RELEVANT CONSENTS

Consent Authority/Local Government Area	Pittwater Council
Development Consent No	130/07 Date issued 29/06/2007
Construction Certificate Number 070103	Date issued 27/07/2007

PROPOSAL

Address of Development	17a The Serpentine Bilgola NSW 2107
Building Classification	1
Type of Construction	n/a
Scope of building works covered by this Notice	alterations & additions to existing dwelling

INSPECTION DETAILS

Principal Certifying Authority	Grant Harrington No DPNR ACC BPB0170
Inspector	Grant Harrington No DPNR ACC BPB0170
Inspection date and time	6/08/2007 Inspection time 1 36 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

OCCUPATION CERTIFICATE APPLICATION

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 17A THE SERPENTINE BILLOLA
Lot DP/MPS etc _____
Suburb or town NSW Post Code 2107

DESCRIPTION OF DEVELOPMENT
Detailed Description

ALTERATIONS & ADDITIONS TO
EXISTING DWELLING.

RELEVANT CONSENTS
Development Consent

DA No _____ Date _____

Construction Certificate

CC No 070103 Date _____

APPLICANT

Name R DAVIS Company _____

Address P.O. Box 674

Suburb or town AVALON Post Code 2107

Phone B/H _____ Fax No _____

Mobile 0414600141 Email rob.palmbeach@

yahoo.com.au

As the applicant 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 applicant

Sign [Signature] Date 21/1/08



TILING & WATERPROOFING

ABN # 53 794 282 587 LIC # 172109c
40 BARNARDS AVE HURSTVILLE 2207
Tel/Fax. (02) 95024362 Mobile 0410 651 656
Email: jytiling@hotmail.com

Certificate of compliance

Client name: Rob Davice
Job address: 17a the serpentine, Bilgola
Job type: internal waterproofing for
1 ensuite bathroom.
1 main bathroom
1 toilet
Product used : Dampfix 2

NOTE:

This is to certify that the waterproofing work at the above address has been carried out in accordance of Australian's standard & compliance to BCC requirement / AS 3740

Applicator :

Youssef Yammine
Lic # 172109c

WE ONLY OFFER QUALITY & PERFECTION

CHRIS WARD CONSULTING SERVICES

**9 ERIC GREEN DRIVE
MONA VALE, NSW, 2103
Ph 9979 2177
Fax 9979 5477**

BUILDING DESIGNER

DATE; 28/12/07

**MR R DAVIS
PO BOX 674
AVALON NSW 2107**

RE,- 17A THE SERPENTINE, BILGOLA

**I hereby certify that I have inspected the timber beams as shown on Chris Ward Consulting Services Drawing No S1 dated 24/7/07
At the time of inspection the timber beams and Lintel L1 were installed**

As noted in the attached certification by Chapman Hutchison Pty Ltd, the beams comply with the relevant portions of the building code of Australia, and the relevant SA Codes for structural adequacy, in particular AS 1170 and AS 1684

YOURS FAITHFULLY

CHRIS WARD



STRUCTURAL ENGINEERING & DESIGN

CHAPMAN HUTCHISON PTY LTD

24th July 2007

Mr R Davis
C/- Chris Ward Consulting Services Pty Ltd
9 Eric Green Drive
MONA VALE NSW 2103

182-188 Blues Point Rd
North Sydney 2060
Australia
Phone: (02) 9622 6322
Fac: (02) 9623 1270
Email:
bah_cfm@chester.com.au

Dear Sir

RE: 17A THE SERPANTINE, BILGOLA

This is to certify that the structural elements shown on Chris Ward Drawing No S07-627/S1 have been reviewed and found to be in accordance with the relevant portions of the Building Code of Australia, and the relevant SA Codes for structural adequacy, in particular AS 1170 and AS1684

Yours faithfully
CHAPMAN HUTCHISON PTY LTD



Ian D CHAPMAN

CHAPMAN HUTCHISON PTY LTD.

A.O.N. 098 473 111

ABN 76 098 473 111

Directors: I.D. CHAPMAN, Dip. Tech. B.E. (Arch), P.E. Aust. J.A. HUTCHISON, B.E. (Civil), M.E. (Arch)

NO 192 P 1

CHESTER CORPORATION

31/01/2008 08 52 61-2-99741104

Final OC

CAMPISI ELECTRICAL

001/002

CAMPISI ELECTRICAL SERVICES PTY LTD

SPECIALISED INDUSTRIAL & COMMERCIAL BREAKDOWN SERVICE

ACN 003 014 355

ABN 43 719 400 584

PO BOX 374 ENFIELD NSW 2136

Phone (02) 9742-5929

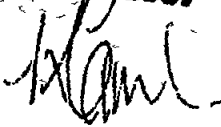
Fax (02) 9742-5257

TO WHOM IT MAY CONCERN

RE: 17A THE SERPENTINE, BILGOLA

**THIS IS TO CERTIFY THAT A 240VOLT SMOKE DETECTOR WHICH
COMPLIES WITH AUSTRALIAN STANDARDS AND THE B.C.A. HAS
BEEN INSTALLED AT THE ABOVE PREMISES.**

**CAMPISI ELECTRICAL
December 2007**



TO PRIVATE CERTIFIERS AUST.
FAX # 99076344

21/1/08
0414 600141

RE O.C.
17A THE SERPENTINE
BILGOLA NSW 2107

DOCUMENTS AS REQUESTED FOR
OCC CERT.

7 PAGES. incl. this one.

ROB. DAVIS

NARRABEEN GLASS SERVICE

ABN 45 501 942 992
PH/FAX 9972 1747
MOBILE 0421 154 864

OFFICE LIC No 153535C
3 KIRKSTONE ROAD
WHEELER HEIGHTS 2097

TO : ROB DAVIS PH/FAX :
FROM : ROD DATE : 3-12-07
RE : Shower glass/mirrors PAGES : 1

As per request

This is to certify that all shower
glass & mirrors installed at 17A
The serpentine Bilgola, comply to the
Australian standards and BCA.

Narrabeen glass
ROD 0421 154 864