



ABN: 54 146 830 328



PO Box 826  
Concord NSW 2137  
(p): 1300 727 508  
(f): (02) 87658085  
support@nhcg.com.au

Our reference: 150860

19 October 2015

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

Dear Sir/Madam,

**Re:** 13 Maxwell St, Mona Vale NSW 2103  
**Occupation Certificate No.** 150860/01  
**Decision Made Under:** SEPP (Exempt & Comply Development Codes 2008)

New Home Certification Group Pty Ltd 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. 150860/01
- Documentation used to determine the Occupancy Certificate
- A cheque for the Council's registration fee

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor, Sam Pratt, on the above numbers.

Yours sincerely,

Sam Pratt  
Accredited Certifier  
New Home Certification Group Pty Ltd

336 REC: 386557 20/10/15.



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## FINAL OCCUPATION CERTIFICATE 150860/01 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1879 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

### APPLICANT DETAILS

<b>Applicant:</b>	Ryan & Brigitte Petrie
<b>Address:</b>	13 Maxwell St, Mona Vale NSW 2103
<b>Phone:</b>	0403 988 123
<b>Fax:</b>	

### OWNER DETAILS

<b>Name of the person having benefit of the development consent:</b>	Ryan & Brigitte Petrie
<b>Address:</b>	13 Maxwell St, Mona Vale NSW 2103
<b>Phone:</b>	0403 988 123

### RELEVANT CONSENTS

<b>Consent Authority / Local Government Area:</b>	Pittwater Council
<b>Complying Development Certificate Number:</b>	150860/01
<b>Decision Made Under:</b>	SEPP (Exempt & Comply Development Codes 2008)

### PROPOSAL

<b>Address of Development:</b>	13 Maxwell St, Mona Vale NSW 2103
<b>Building Classification:</b>	10b
<b>Scope of Building Works Covered by this Notice:</b>	Swimming Pool
<b>Attachments:</b>	Schedule 1
<b>Fire Safety Schedule:</b>	N/A
<b>Exclusions:</b>	

### PRINCIPAL CERTIFYING AUTHORITY

<b>Certifying Authority:</b>	Sam Pratt
<b>Accreditation Body:</b>	Building Professionals Board BPB 0732

### DETERMINATION

<b>Approval Date:</b>	19/10/2015
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I, Sam Pratt, 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 Complying Development 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.

Sam Pratt

**N.B. 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: DOCUMENTATION REQUIRED TO ISSUE OCCUPATION CERTIFICATE 150860/01**

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Prepared by	Document Name	Reference	Date
New Home Certification Group	Final Inspection	150860	16/10/2015