



Contact: The Certification Group
Phone: (02) 9279-3657
Mobile: 0488-990-045

7 January 2009

Mr Wally Bubalo
107 Orchard Street
WARRIEWOOD NSW 2102

Dear Wally,

REQUEST FOR FINAL OCCUPATION CERTIFICATE
Property: 107 Orchard Street, Warriewood – Private Access Road
Development Consent N0457/05 Construction Certificate CC0545/06

Reference is made to your request for a Final Occupation Certificate and inspection by Wayne Treble of the Certification Group. The following items remain outstanding and require your attention prior to a satisfactory Final Inspection and issue of the Occupation Certificate:

Comply with consent conditions:

- B2 : Street lighting facilities to the development street frontages of the site and to the existing Public Road reserve are to be provided at the full cost of the developer and in accordance with the requirements of Energy Australia.
- E2 : Prior to issue of an Occupation Certificate photographic evidence of the condition of the street trees and road reserve and area adjoining the site after the completion of all construction, must be submitted to the Principal Certifying Authority showing that no damage has been done and if damage has been done that it has been fully remediated.
- The photographs shall be accompanied by a statement that no damage has been done (or where damage has been remediated that Council has approved that work). In this regard Councils written agreement that all restorations have been completed satisfactorily must be obtained prior to the issue of any Occupation Certificate.
- E6 : A positive covenant/ restriction on the use of land is to be created prior to the issue of the Occupation Certificate where the recommendations of the approved Geotechnical Report which satisfied Part 1 requirement B of the deferred commencement requires on-going maintenance / inspections to ensure that the development achieves the acceptable level of risk criteria over the life of the development, the terms of which are to require the landowner to comply with the recommendations contained in that report.

E7 : That the drainage easement required by Condition A Part 1 of this approval is to be registered with the Land and Property Information Office and appropriate evidence of registration provided to Council prior to the issue of the occupation certificate

Upon receipt of the information the Certification Group on behalf of Pittwater Council will further consider the issue of a Final Occupation Certificate for the above development. The matter will be reviewed after 30 days from the date of this letter. Should the matter remain outstanding at this time, Council may take more formal action to gain compliance.

Yours faithfully,



Issued by: Wayne Treble
Accreditation Number: BPB 0413
Pittwater Council Consultant
Building Surveyor

Mob: 0488-990-045 Ph: 02 9279-3657 Fax: 02 9279-3686
P O Box 536 Mona Vale NSW 2103
Email: wt@dixgardner.com.au
ABN: 69 776 998 078