

Telephone 1300 663 215  
Facsimile (02) 9659 1633  
PO Box 6160  
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd  
T/as Greenfield Accredited Certifiers  
ACN 100 924 605  
ABN 23 100 924 605

## Final Occupation Certificate

Issued in accordance with section 109C(1)(c) of the Environmental Planning & Assessment Act 1979.

OCCUPATION CERTIFICATE NUMBER CC2006-06961

**Subject Site Address** 172 Mona Vale Road, INGLESIDE 2101  
**Lot No**  
**DP** 1053738  
**Council Area** PITTWATER COUNCIL  
**Description of Building Work** Alterations & Additions to Existing Dwelling

**Applicant Name** Everson, Josie  
**Applicant Address** 172 Mona Vale Road, INGLESIDE 2101

**Owner Name** Everson, Josie  
**Owner Address** BOX 1515, WARRIEWOOD

**List of documents relied upon by the PCA in making the determination:**

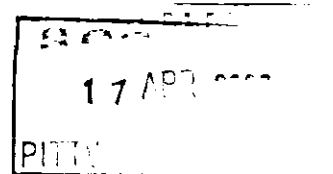
\$30.00 Council Submission Cheque  
Structural Engineers Certificate - Existing Structure  
Structural Engineers Certificate - Frame  
Smoke Detector Certificate  
Wet Area Certificate  
Hot Water Compliance Certificate

**Inspections carried out during construction:**

The following stages of construction were inspected and were found to be satisfactory with reference to inspection reports and/or compliance certificates issued by a certifying authority.

Date	Inspection	Inspected By
24/05/06	Commencement	Kieran Tobin
25/07/06	Wet Areas	George Watts
09/11/06	Preliminary Final	Luke Jeffree
13/04/07	Completion	Rick Moy

(Continued on Page 2)



**Subject Site Address**      172 Mona Vale Road, INGLESIDE 2101


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**Statement by Certifying Authority:**

I, the Certifying Authority for building works as described in this certificate, have satisfied myself that the following matters have been complied with:

- A current development consent or complying development certificate is in force for the building
- For building works, a current construction certificate (or 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
- A fire safety certificate has been issued for the building where required under the Act
- A report from the Fire Commissioner has been considered where required under the Act

Signed  
Certifying Authority  
Accreditation Number  
Accreditation Body

  
\_\_\_\_\_  
Rick Moy  
BPB0281  
Building Professionals Board

Date of this Certificate      13/04/2007

Unit 1, Second Floor  
42 Birnie Avenue  
Lidcombe NSW 2141



Tel: (02) 9646 5811  
Fax: (02) 9646 2311

Directors:  
John D'Amici B.E., MIE Aust. CP Eng, NPER  
Robert Colombo B.E., MIE Aust. CP Eng, NPER

**D'Amici Colombo Pty Ltd**  
Consulting Structural Engineers  
A.C.N. 055 912 733

email: damcol@damcol.com.au

Date: 20<sup>th</sup> December 2005  
Our Ref: 17029

## TO WHOM IT MAY CONCERN

**RE: Existing Structure Inspection at 172 Mona Vale Road, Ingleside. NSW.**

An engineer from this company performed an inspection of an existing structure at the above address on 19<sup>th</sup> December 2005. The purpose of the inspection was to determine the structural adequacy of the existing structure to support a proposed light weight steel frame first floor addition, as per CDM Steelbuilt Pty Ltd, drawing dated 1/12/2005.

During the inspection, it was noted the structure is a single story block wall construction, consisting of a single skin hollow block wall with engaged pier around the perimeter, supported on a concrete slab, with metal sheet and timber trusses for the roof. It was constructed some 15+ years ago.

The footing is a concrete slab founded on natural clay/ shallow bed rock. The concrete slab appears to be performing satisfactory, minor shrinkage cracking was observed on the concrete slab surface, few diagonal cracks in the blockwork was apparent above some of the windows and external corners. No significant movement was noted in the articulation joint.

Without the benefit of having an in-depth knowledge of the structure's history and design, it is our opinion that the cracks in the block walls is a result of concrete block shrinkage and minor differential footing movement.

### Recommendations:

In view of the above observation and comments it is our opinion that, given the absence of significant cracking within the block walls and noting their footing/founding arrangements, the additional loading imposed by the proposed first floor addition will not have an adverse effect upon the existing walls and footing. It should be noted, however, that any additional loading upon the existing block walls may result in the formation of minor cracks due to redistribution of stresses.

Information on good site maintenance principles is contained in the attached CSIRO brochure.

In concluding, the existing dwelling will, we believe, be structurally adequate to support the additional loading imposed by the proposed addition.

This document shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations. Should you require further information or clarification regarding the above, please do not hesitate to contact this office.

Yours Faithfully

For and on behalf of D'Amici Colombo Pty Limited

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER**  
**FORM NO. 4 (As per Pittwater Council's Geotechnical Risk Management Policy) – To be submitted with**  
**Application for a Building Certificate/Response to an Order**

Building Certificate Application/Response to an Order (delete that not applicable) for _____ Name of Applicant
Address of Site <u>172 Mona Vale Road, Ingleside.</u>
Order No. (if applicable) N/A

Declaration made by geotechnical engineer in relation to the submission of an application for a Building Certificate/Response to an Order

I, J HODGSON on behalf of JACK HODGSON CONSULTANTS PTY LTD  
 (Insert Name) (Trading or Company Name)

on this the 10<sup>th</sup> April 2007  
 (Date)

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million.

I have inspected the site and the existing development and am satisfied that both the site and the development achieves at least the "Tolerable Risk Management" requirement of the Policy. The attached report provides details of the assessment in accordance with Council's Policy. The report also contains recommendations as to any reasonable and practical measures that can be undertaken to remove foreseeable risk. I am aware that Pittwater Council will rely on this certification as the basis for ensuring that the geotechnical risk management aspects of the site and the development have been adequately addressed to achieve at least a "Tolerable Risk Management" level for the life of the structure taken as 100 years unless otherwise stated and justified in the Report.

or  
 I have inspected the site of the existing development. The attached report details the remedial actions required to be undertaken prior to me being prepared to certify that the site and the development achieves at least the "Tolerable Risk Management" criteria required in accordance with the Policy.

Geotechnical Report Details:

Report Title: 172 Mona Vale Road, Ingleside. VS 24395
Report Date: 10 <sup>th</sup> April 2007
Author: J Hodgson.

Signature *J Hodgson*  
 Name J HODGSON  
 Chartered Professional Status MEngSc FIEAust  
 Membership No. 149 788

\* Note: If life of structure taken as less than 100 years, please indicate ..... years



Dear Sir,

**172 MONA VALE ROAD, INGLESIDE.**

On 3<sup>rd</sup> April 2007 we inspected the completed upper level addition to the existing building at the subject address. We also have examined the following documents relating to the building:-

Certificate prepared by Nu-Steel homes the builders of the steel frame of the upper level.

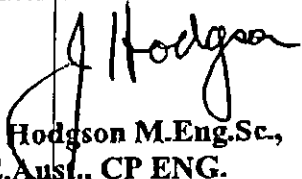
Certificate from D'Amici Colombo Pty Ltd, Consulting Structural Engineers as to the structural adequacy of the original building dated 20<sup>th</sup> December 2005.

Photographs of the steel frame taken during its erection and before cladding was installed.

At the time of our inspection the building was in excellent condition with no cracks or other signs of movement.

It is our opinion that the completed upper level and the remainder of the house are structurally adequate.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**

  
**J. D. Hodgson M.Eng.Sc.,  
F.I.E.Aust., CP ENG.  
Civil & Structural Engineer.  
Nper3, Struct. Civil No. 149788.  
Director.**

**DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788  
67 Darley Street, Mona Vale NSW 2103  
PO Box 389 Mona Vale NSW 1660  
Telephone: 9979 6733 Facsimile: 9979 6926**

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Building Certificate Application/Response to an Order (delete that not applicable) for \_\_\_\_\_  
 Name of Applicant \_\_\_\_\_  
 Address of Site 172 Mona Vale Road, Ingleside.  
 Order No. (if applicable) N/A

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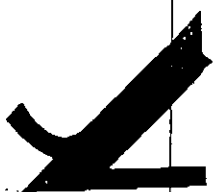
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 Author: J Hodgson.

Signature J Hodgson  
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**Jack Hodgson Consultants Pty Limited**  
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VS 24395.  
10<sup>th</sup> April, 2007.  
Page 1.

The General Manager  
Pittwater Council  
P O Box 882  
MONA VALE NSW 1660

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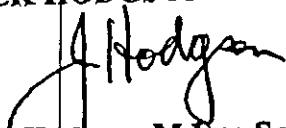
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