



ABN 63 119 997 590
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FINAL OCCUPATION CERTIFICATE No 2009/286

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under
Sections 109C(1)(b) and 109F

		Approval Date	19/03/09
Construction Certificate Number	CC	Approval Date	29/01/08

Council Pittwater

DEVELOPMENT CONSENT NO	595/07	APPROVAL DATE	16/11/07
Name of Certifying Authority		Fitzgerald Building Certifiers Pty Ltd	
Name of Accredited Certifier		Paul Fitzgerald - No BPB0119	
Accreditation Body		Building Professionals Board	

Applicant	Edwina Wills
Address	143 Prince Alfred Pde, Newport NSW 2106
Contact Number	0412 564 895

Owner	Edwina Wills
Address	143 Prince Alfred Pde, Newport

Subject Land Lot	45	DP	13457	No	143	Prince Alfred Pde, Newport
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Description of Development – Alterations & Additions

Building Code of Australia - Classification	1a	Value Of Work	\$	245,910 00
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The building is suitable for occupation

Rec- 256998
\$30

Attachments Basix plumbing certificate, Basix insulation certificate, Pest control certificate, Wet area certificate, Glazing certificate, Geotechnical Certificate, Glass certificate, Fire safety smoke detector certificate

Record of Inspections,

1)	Commencement of Building Work	Satisfactory
2)	Piers prior to pour	Satisfactory
3)	Footings prior to pouring of reinforced concrete	Satisfactory
4)	Timber frame prior to lining	Satisfactory
5)	Waterproofing of wet areas	Satisfactory
6)	Stormwater pipes prior to backfilling	Satisfactory
7)	Pool Steel prior to pouring of reinforced concrete	Not Required
8)	Pool Fence prior to water in the pool	Not Required
9)	Final Inspection - issue of Occupation Certificate	Satisfactory

CERTIFICATION

I, Paul Fitzgerald, as the certifying authority am satisfied that

the building will not constitute a hazard to the health or safety of the occupants of the building,
a current development application is in force for the building,
a current complying development consent construction certificate has been issued for the building
in respect to the plans and specifications for the building,
the building is suitable for its use under the Building Code of Australia and,
all the pre-conditions of development consent have been satisfied

PCA Accreditation No BPB 0119
Accreditation Body Building Professionals Board

SIGNATURE OF PCA _____ **DATE** 19/03/2009

**MIKE SMIT
CONSTRUCTIONS**

March 18th 2008

To whom it may concern,

**RE: BASIX Plumbing Certification
143 Prince Alfred Parade Newport
Mr and Mrs N & E Wills**

All shower heads, toilets and taps to the above job have a 3 star rating

Yours Sincerely



Michael Smit

MIKE SMIT CONSTRUCTIONS

March 18th 2008

To whom it may concern,

**RE BASIX Insulation Requirement Certification
143 Prince Alfred Parade Newport
Mr and Mrs N & E Wills**

All external walls to the above job have been insulated using R1.5 insulation bats
All ceilings to the above job have been insulated using R3 insulation bats

Yours Sincerely



Michael Smit

MIKE SMIT CONSTRUCTIONS

February 20 2009

To whom it may concern,

**RE Termite Control Certification
143 Prince Alfred Parade, Newport
Mr N and Mrs E Wills**

All antcaps to existing house were only checked and replaced where necessary
All new construction was done using ant caps and H2 and H3 termite resistant
timber
The ground floor is to be termite sprayed regularly

Yours Sincerely



Mike Smit

MIKE SMIT CONSTRUCTIONS

February 20 2009

To whom it may concern,

**RE Wet Area Certification
143 Prince Alfred Parade, Newport
Mr N and Mrs E Wills**

All wet areas at the above address have been waterproofed using superflex 3TM product

All preparation and application of this product has been done using the manufactures specifications and in accordance with the Building Code of Australia

Yours Sincerely



Mike Smit

LONGMA JOINERY

Longma International Pty Ltd A.B.N 16 102 851 132
Address 27 Muriel Ave Rydalmere NSW 2116
Tel (02) 9898 3698 / Fax (02) 9898 1698 / Email Sales@longmajoinery.com.au

28th Feb 2009

GLAZING CERTIFICATE

RESIDENCE 143 Prince Alfred Pde, Newport

This is to certify that the glass supplied in the joinery we manufactured for the above property was glazed in accordance with AS 1288 and AS 2208

LONGMA JOINERY



KEVIN CHEN

Managing Director

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 – Post Construction Geotechnical Certificate**

Development Application for	_____
	Name of Applicant
Address of site	143 PRINCE ALFRED PARADE, NEWPORT

Declaration made by geotechnical engineer on completion of the Development

I J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 5TH MARCH 2009
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 2/10/07 referred to below.

Geotechnical Report Details

Report Title	RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS AT 143 PRINCE ALFRED PARADE NEWPORT VS 24688
Report Date	2ND OCTOBER 2007
Author	JACK HODGSON

I reviewed the original structural design and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.

I have inspected and/or am satisfied that the foundation materials upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected comply with the requirements specified in the Geotechnical Report.

I have inspected the site during construction and to the best of my knowledge I am satisfied that the development referred to in the development consent D.A. N0595/07 dated 16TH NOVEMBER 2007
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report and the requirements of the conditions of Development Consent relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

10.8.1 The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO BTF 18 "Foundation Maintenance and Footing Performance A Homeowner's Guide" and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002.

10.8.2 No special maintenance is required.

Signature	<u>J Hodgson</u>
Name	<u>J HODGSON</u>
Chartered Professional Status	<u>MEngSc FIEAust</u>
Membership No	<u>149 788</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>



ADAMI

Frameless Glass

Friday, 27 February 2009

To Whom It May Concern

All of the showers installed by Adamı Frameless Glass
at 143 Prince Alfred Pde Newport, NSW, are of A Grade Toughened
Safety Glass and comply with
Australian Standard AS1288

Please contact our office if there are any queries on (02) 9997 9111

Kind Regards

Carl Rodrigues



Pittwater Council



Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000
Clauses 170 173

FINAL OR INTERIM CERTIFICATE nominate type of certificate sought → name of owner / agent address of owner / agent	 FINAL Mark Daniel PO Box 272 North Ryde NSW
I CERTIFY THAT → see note 2 → assessment requirements see note 3 → relevant fire safety schedule	<p>a each of the essential fire measures listed below</p> <ul style="list-style-type: none">• has been assessed by a person (chosen by me) who was properly qualified to do so and• was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued <p>b The information contained in this certificate is to the best of my knowledge and belief, true and accurate</p>
IDENTIFICATION OF BUILDING address of premises	 143 Prince Alfred Rd Newport NSW
PARTICULARS OF BUILDING* classification of building "part of building" or "whole of building" description of part where applicable	 1 Domestic whole
OWNERS DETAILS owners name owners address	 Nick + Edwina Wills 143 Prince Alfred Rd Newport NSW
DATE OF ASSESSMENT	 17-02-09

ADAMI

Frameless Glass

Friday, 27 February 2009

To Whom It May Concern

All of the balustrading installed by Adami Frameless Glass
at 143 Prince Alfred Pde, Newport, NSW, is of A Grade Toughened
Safety Glass and complies with
Australian Standard AS1288 and 2208

Please contact our office if there are any queries on (02) 9997 9111

Kind Regards

Carl Rodrigues



tel: (02) 9979 9111 fax (02) 9979 9544 email info@adami.com.au www.adami.com.au
Unit 7/51-55 Bassett Street Mona Vale NSW 2103 Australia PO Box 1548 Warnewood NSW 2102 Australia

ABN 21 719 906 881

<p>IMPORTANT INFORMATION-</p>	<ul style="list-style-type: none"> • A COPY OF THIS CERTIFICATE TOGETHER WITH THE RELEVANT FIRE SAFETY SCHEDULE MUST BE FORWARDED TO THE COUNCIL AND THE COMMISSIONER OF THE NEW SOUTH WALES FIRE BRIGADES • A COPY OF THIS CERTIFICATE TOGETHER WITH THE RELEVANT FIRE SAFETY SCHEDULE MUST BE PROMINENTLY DISPLAYED IN THE BUILDING
<p>NOTE (1)</p>	<p>An interim fire safety certificate or a final fire safety certificate is required before</p> <ul style="list-style-type: none"> • An interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of or an extension to a new building) to be occupied or used, or • An interim occupation certificate can be issued to allow a change of building use for part of an existing building <p>A final fire safety certificate is required</p> <ul style="list-style-type: none"> • Before a final occupation certificate can be issued to allow a new building (including an altered portion of, or an extension to a new building) to be occupied or used or • Before a final occupation certificate can be issued to allow a change of building use for an existing building or • In accordance with a fire safety order given by a Council • An interim fire safety certificate is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought. • A final fire safety certificate must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3) subject to the following • An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months unless the person or authority responsible for determining the relevant development consent, complying development certificate construction certificate or fire safety order, has specified otherwise in the schedule <p>See also Note 3</p>
<p>NOTE (2)</p>	<p>The person who carries out the assessment:</p> <ul style="list-style-type: none"> • must inspect and verify the performance of each fire safety measure being assessed, and • in the case of an (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building
<p>NOTE (3)</p>	<p>The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following</p> <ul style="list-style-type: none"> • development consent for a change of building use, • complying development certificate for the erection of a building or a change of building use, • construction certificate for proposed building work including building work associated with a change of building use, or • a fire safety order <p>The fire safety schedule will also identify the required standard of performance for each essential fire safety measure</p>