

DA 269/07

OCCUPATION CERTIFICATE N° 9/11

APPLICANT

Jalna & Phillip Horn
30 Parkview Road
FAIRLIGHT NSW 2094

OWNER

Jalna & Phillip Horn
30 Parkview Road
FAIRLIGHT NSW 2094

DEVELOPMENT APPLICATION or COMPLYING DEVELOPMENT CERTIFICATE (see Note 1)

Development Consent N° 269/07 & MOD 269/07

Date of Determination: 3 March 2008 &
5 December 2008

CONSTRUCTION CERTIFICATE

Certificate N° 08/108 & 08/108A

Date of Issue: 7 July 2008 & 23 February 2009

SUBJECT LAND

Lot 1, DP 1096443, 30 Parkview Road, Fairlight

BUILDING DETAILS

Whole/Part of Building:
Building Code of Australia Class:
Use:

New or Existing:

The building classification must be the same as that specified in the development consent or complying development certificate

Part Dwelling & Whole Carport
1a & 10a
Residential
Existing



ATTACHMENTS

Get Certified Inspection Report Sheets for Commencement/Piers, First Floor Joists, Frame, Wet Area
Flashing & Carport Slab & Final X2
Waterproofing Certification, Smoke Alarm Certification, Survey & Pre-Final Self Certification Form, Revised
Structural Engineering Detail & BASIX Completion Certificate.

DATE OF RECEIPT

22 June 2011

TYPE OF CERTIFICATE

Final Certificate
Approved - Date of Determination 18 July 2011

RIGHT OF APPEAL

Under Section 109K where the certifying authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

FINAL CERTIFICATE

I, Greg Hough, certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E
- I have taken into consideration the health and safety of the occupants of the building
- A Development Consent/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

AUTH ✓
PMI ✓
NAME ✓
SCAN ✓

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CERTIFICATE 09.11.doc

- Where required, a Final Fire Safety Certificate has been issued for the building or an Interim Fire Safety Certificate has been issued for the relevant part of the building (see Note 2)
- Where required, a report from the Commissioner of Fire Brigades has been considered

PRINCIPAL CERTIFYING AUTHORITY

Greg Hough
 Get Certified Building Services Pty Ltd
 Accreditation No:BPB0186
 Accreditation Body: Building Professionals Board
 17 Murrell Place
 DURAL NSW 2158



Greg Hough
 Appointed PCA

- Note 1** Before an Occupation Certificate may be issued, the certifying authority must be satisfied that:
- A development consent or a complying development certificate is in force with respect to the building, and
 - A construction certificate has been issued with respect to the plans and specifications for the building
- Note 2** A Final Fire Safety Certificate or Interim Fire Safety Certificate is not required for a Class 1a or Class 10 building
- Note 3** For the purposes of notifying a Council under Clause 79L(2)(1) of the Regulation of the determination of an application an accredited certifier must forward all sections of this form, including all attachments to the relevant Council where they have not been previously forwarded to Council



10 June 2011

Mrs Jalna Horn
30 Parkview Road
FAIRLIGHT NSW 2094

Dear Mrs Horn

**PROJECT: ALTERATIONS & ADDITIONS
CONSTRUCTION CERTIFICATE 08/108 & 08/108A
DEVELOPMENT CONSENT No: 269/07 & Section 96**

A final inspection of the subject development was carried out at 10am on the 20 May 2011 and the following items need to be addressed before the Final Occupation certificate can be issue:-

1. Have the builder complete and return the attached Basix Certification Sheet.
2. Complete and return the attached application form for the Occupation Certificate.

In accordance with the terms of the Consent, a Final Occupation certificate cannot be issued until all the above items of work have been addressed

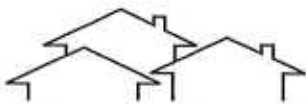
Your co-operation in completing these outstanding works within 90 days is requested.

Should you have any enquiries please do not hesitate to contact me.

Yours Sincerely


Greg Hough
Appointed PCA
Accreditation No: BPB 0186

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BUILDING SERVICES PTY LTD

INSPECTION REPORT SHEET

Client

Jalna Horn	Date Inspection Booked
	Date Inspection Required 20/5/2011
	CCCDC No: 08/08 & 08/108A
	Time of Inspection: 10am

Address 30 Parkview Rd, Fairlight

Proposal Alt & Add to Dwelling & Carport

Type of Inspection Final

Inspection Booked By Jalna Horn

Phone No: 0414 637554 Fax No:

Result

- ☒ The work was satisfactory - subject to: -
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment 1) Complete and return application form for Occupation Certificate
2) Builder to complete and return Basic Certification sheet,
Stormwater connected to existing system and satisfactory

Action

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☒ Satisfactory to issue Occupation Certificate

Signed:  Name: Greg Huxley

Date: 20/5/2011 Time: 10am

DA No: 269/07 & Section 96 Accreditation No: BPB 0186

Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Jana & Phillip Horn	Date Inspection Booked 14/2/11
	Date Inspection Required 15/2/11
	CC/CDC No: 08/108 & 08/108A
	Time of Inspection: 3:00pm

Address 30 Parkview Rd, Fairlight
Proposal Add & Add to Dwelling + Carport
Type of Inspection Carport Slab
Inspection Booked By Paul Collins
Phone No: 0914 577 593 Fax No:

Result

- ☒ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment Slab satisfactory to Structural
Engineers detail.

Action

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☐ Satisfactory to issue Occupation Certificate

Signed:  Name: Greg Hough

Date: 15/2/11 Time: 3:00pm

DA No: 269/07 & Sect 96 Accreditation No: BPB 0186

Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Jalna & Phillip Horn	Date Inspection Booked 19/3/09
	Date Inspection Required 20/3/09
	CCDC No: 08/108 & 08/108 A
	Time of Inspection: -

Address 30 Parkview Rd, Fairlight
Proposal Alt & Add to Dwelling & Carport
Type of Inspection Wet Area Flashing
Inspection Booked By Paul Collins
Phone No: 0914 577 593 Fax No: _____

Result

- ☒ The work was satisfactory
☐ Complete the works below and request a re-inspection
☐ Complete the works below and proceed with construction
☐ Contact us immediately prior to proceeding

Comment

Wet area flashing
satisfactory
(includes 1st floor deck)

Action

- ☐ Component/installation certificate required from installer
☐ Engineers Certificate required
☐ Satisfactory to issue Occupation Certificate

Signed: [Signature] Name: Wal. Dener
Date: 20/3/09 Time: 2-30
DA No: 269/07 & 596 Accreditation No: BPB0099
Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Jalna & Phillip Horn	Date Inspection Booked 19/2/09
	Date Inspection Required 24/2/09
	CC/CDC No: 08/108 & 08/108A
	Time of Inspection: -

Address 30 Parkview Rd Fairlight
Proposal Alt & Add to Dwelling + Carport
Type of Inspection Frame
Inspection Booked By Paul Collins
Phone No: 0414 577 593 Fax No: _____

Result

- ☒ The work was satisfactory
☐ Complete the works below and request a re-inspection
☐ Complete the works below and proceed with construction
☐ Contact us immediately prior to proceeding

Comment

Frame as per Engineers
and consent detail and
satisfactory

Action

- ☐ Component/installation certificate required from installer
☐ Engineers Certificate required
☐ Satisfactory to issue Occupation Certificate

Signed: [Signature] Name: Mark Dwyer
Date: 24/2/09 Time: 1.00
DA No: 269/07 Accreditation No: BPB 0099

Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Jalna & Phillip	Date Inspection Booked	24/9/08
Horn	Date Inspection Required	25/9/08
	CCCDC No:	08/108
	Time of Inspection:	AM - early

Address 30 Parkview Rd, Fairlight
 Proposal Alt & Add to Dwelling & Carport
 Type of Inspection First Floor Joists
 Inspection Booked By Paul Collins
 Phone No: 0414577593 Fax No: _____

Result

- ☒ The work was satisfactory
☐ Complete the works below and request a re-inspection
☐ Complete the works below and proceed with construction
☐ Contact us immediately prior to proceeding

Comment

First floor joists as per detail & satisfactory

Action

- ☐ Component/installation certificate required from installer
☐ Engineers Certificate required
☐ Satisfactory to issue Occupation Certificate

Signed: [Signature] Name: Wai. Damer
 Date: 25/9/08 Time: 10.00
 DA No: 269/07 Accreditation No: BPB 0099

Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Jalna & Phillip	Date Inspection Booked 14/7/08
Horn	Date Inspection Required 16/7/08
	CCCDC No: 08/108
	Time of Inspection: 11.00am

Address 30 Parkview Rd, Fairlight
Proposal Alterations & Additions to Dwelling & Carport
Type of Inspection Commencement / Piers
Inspection Booked By Paul Collins Building
Phone No: 0414 577 593 Fax No:

Result

- ☒ The work was satisfactory
☐ Complete the works below and request a re-inspection
☐ Complete the works below and proceed with construction
☐ Contact us immediately prior to proceeding

Comment Site Set Up Satisfactory
Piers to existing dwelling to
support structural steel Satisfactory
to amended structural Engineering
details.
OK to proceed

Action

- ☐ Component/installation certificate required from installer
☐ Engineers Certificate required
☐ Satisfactory to issue Occupation Certificate

Signed:  Name: Greg Hough
Date: 16/7/08 Time: 11.00am
DA No: 269/07 Accreditation No: BPB 0186

Accreditation Body: Building Professionals Board

Date: 9 April 2009

**R. & L. Braico
Wall & Floor Tilers
19a Russell Avenue,
Wahroonga NSW 2076
Telephone: 9487 2665
Mobile: 0413 444 661**

To: Paul Collins Building
64 Victoria Road
West Pennant Hills NSW 2120

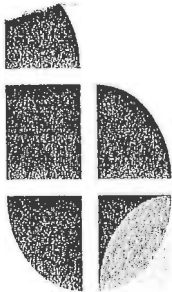
Re: 30 Parkview Road
Fairlight NSW

This is to certify that the waterproofing carried out to the up stairs bathroom at the above job address conforms to Australian Standard 3740 using Duromastic Industries P15 water based Polyurethane membrane system.

Rick Braico

R. & L. Braico





Castle Hill-Kellyville

Licensed Electrical Contractors Est 1977 Lic No 23709

Thursday, 14 May 2009

Mr Paul Collins
64 Victoria Road
West Pennant Hills NSW 2125

Ref: SMOKE ALARM/S 30 Parkview Road, Fairlight

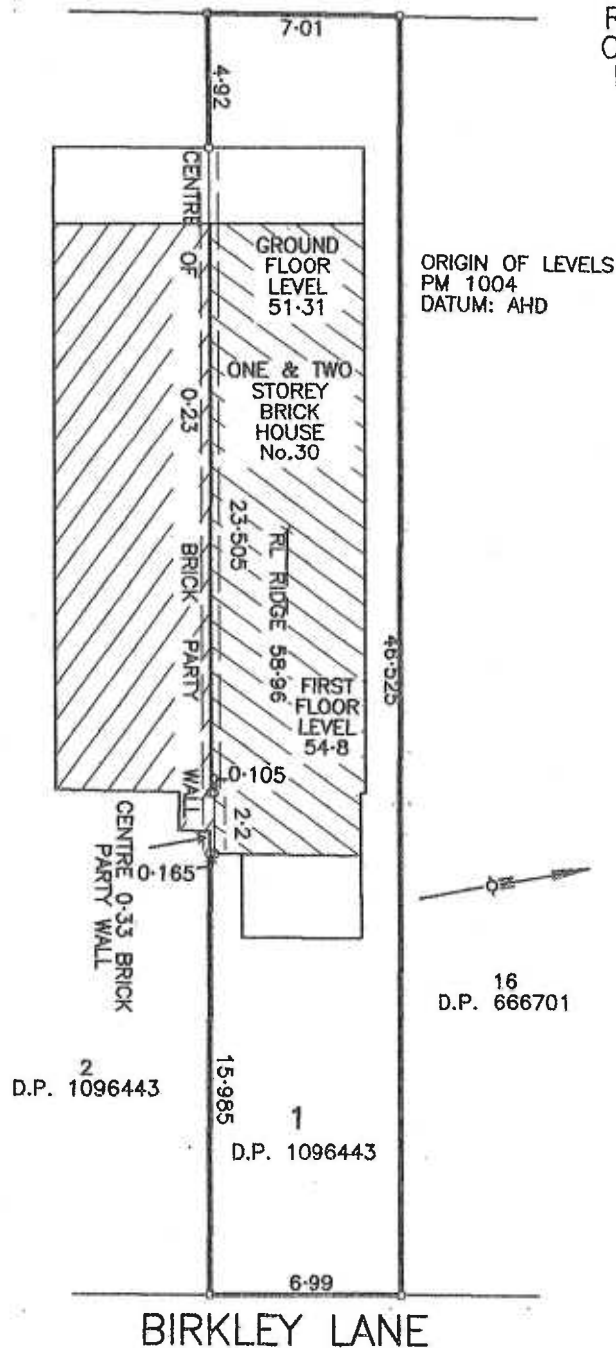
This is to certify that we have installed a smoke alarm to the above property in accordance with Council regulations and Australian Standards AS 3786 also Australian Electrical Authority CS739/Q.

Stephen Campany

Per 

PARKVIEW ROAD

SKETCH SHOWING
REDUCED LEVELS
OF RECENT FIRST
FLOOR ADDITION



J.B. Richards
J.B. RICHARDS
(No. 1902)
DATE: 25/03/2009
Surveyor registered under
The Surveying Act, 2002

PRE-FINAL SELF-CERTIFICATION FORM FOR APPLICANTS/BUILDERS/PRINCIPAL CONTRACTORS

This form is to be completed and submitted to **Greg Hough of Get Certified Building Services Pty Ltd** with a request for either a final inspection and/or an application for an Occupation Certificate for all 'BASIX' affected buildings.

Construction or Complying Development Certificate Number:- _____

I PAUL COLLINS (name)
Of 64 VICTORIA RD. WEST PENNANT HILLS (address)

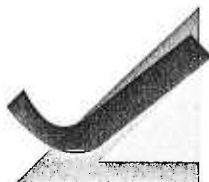
Being the ~~applicant/builder/principal contractor~~ (cross out those not applicable)

I hereby certify that I have inspected the building work and installations relative to the attached BASIX certificate number A33494 on 17/6/11 and that the building is completed and ready for a final inspection.

I hereby certify that all of the BASIX commitments made on aforementioned BASIX Certificate have been met, all necessary fittings installed, and all necessary works completed in accordance with the prescribed requirements and the approved plans and specifications.

Signature Paul Collins

Date 17/6/11



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM27548A

14th April, 2011.

Page 1.

P&G Constructions
Precision Decking
37 Undercliffe St
DEE WHY NSW 2099

Dear Sir,


30 PARKVIEW ROAD, FAIRLIGHT
Development Application No : DA269/2007.

On the 14th April, 2011, we were requested to check the beam and post sizes for the proposed carport at the subject address.

According to our calculation, the 150PFC steel beams running 6 metres on both longitudinal sides of the carport can undergo 14mm deflection in service load. Therefore, we have designed 180PFC beams in substitution for the sake of deflection control.

The proposed post sizes (100×100×3 SHS) are adequate for transferring the point loads to the footing.

JACK HODGSON CONSULTANTS PTY. LIMITED.

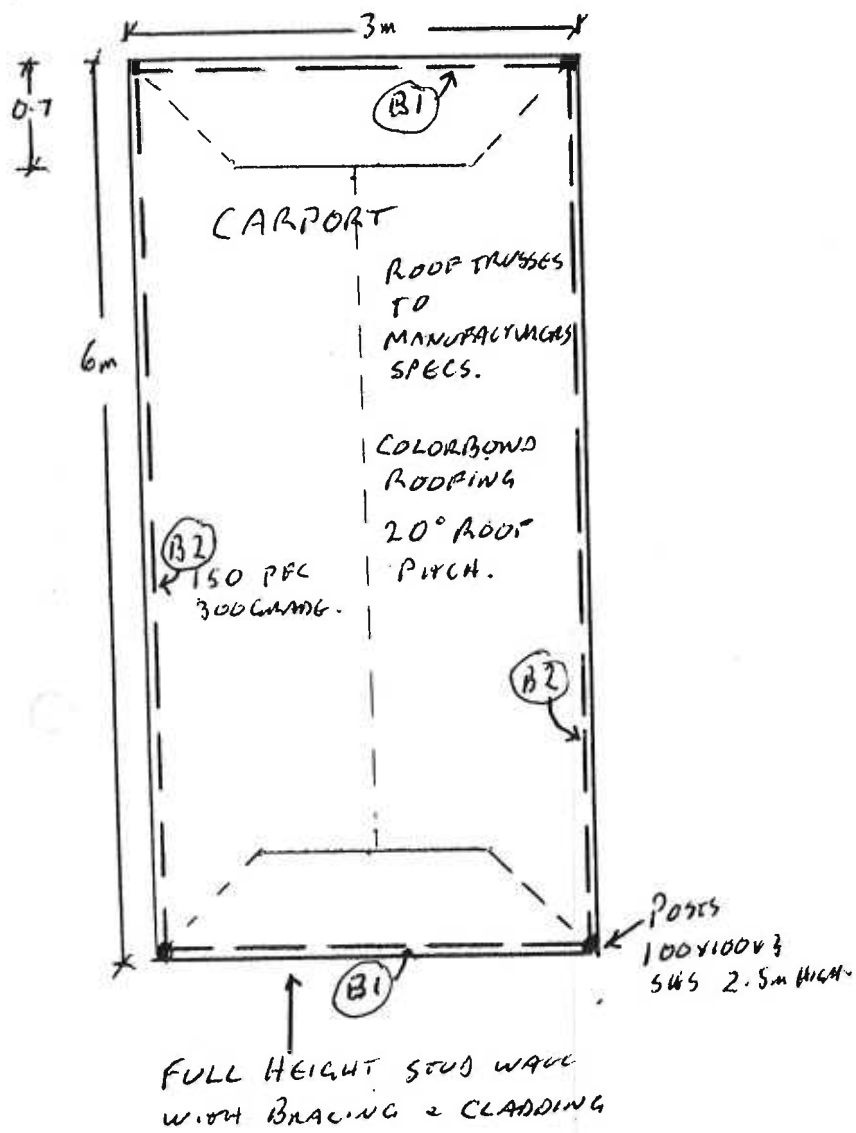

J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

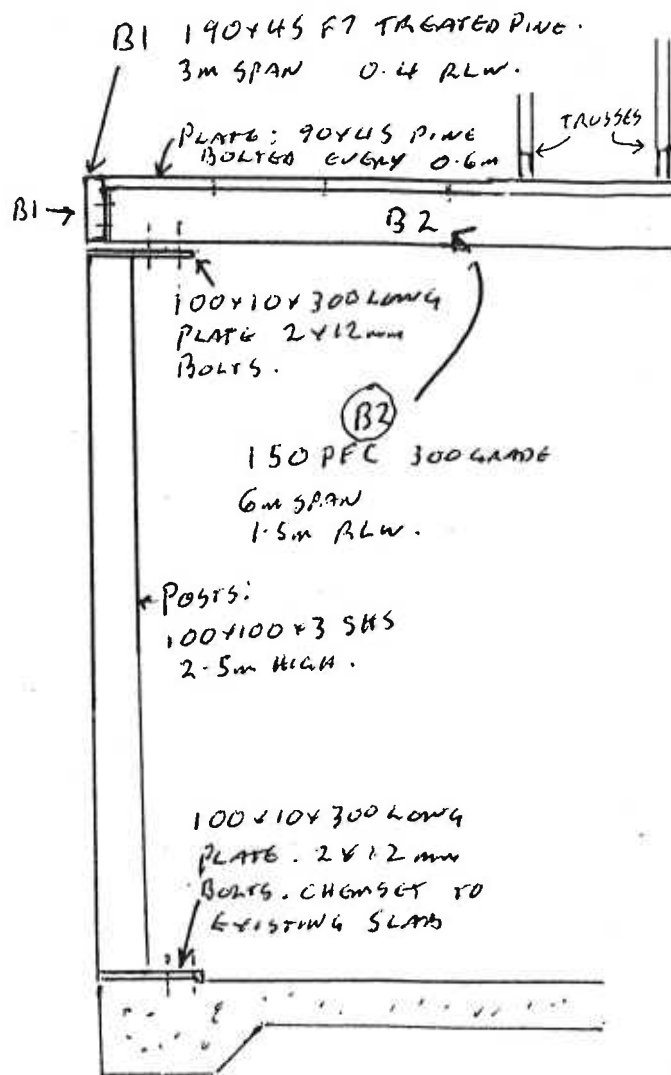
67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



PLAN VIEW 1:50



POST - BEAM DETAIL
1:20

30 PARKVIEW RD
FAIRLIGHT.

ENGINEERS DETAIL

BUILDER: P & Q CONSTRUCTIONS P/L
LIC: 244280

37 UNDERCLIFFE ST
DEE WAT 0418285472

DATE: 14/4/11

DRAWING NO: 1767

BASIX Completion Receipt

Receipt no.: CR-1310794220266-A33494

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General
Date of issue: Saturday, 16/07/2011



Principal certifying authority

Name: Greg Hough
Accreditation scheme: BPB
Accreditation number: 0186

Final Inspection

Date of final inspection: Friday, 20/05/2011

BASIX Certificate details

BASIX Certificate no.	A33494
Project name	J Horn 30 Parkview Rd
Street address	30 Parkview Road
Suburb	Fairlight
Postcode	2094
Local Government Area	Manly Council