

HOSTED
13/12/11

RECEIVED

14 DEC 2011

PITTWATER COUNCIL

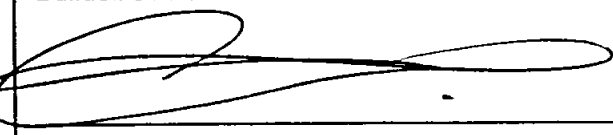
FINAL OCCUPATION CERTIFICATE

Date Application Received	02/11/10		
Council	Pittwater	DA Number	NO465/10
Occupation Certificate No.	2011-244	Date Approved	12/12/11
CC No.	2010/272	Date Approved	04.11.10
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Phillip Bryne	Contact Number	0418 463 754
Address	319 Hudson Parade, Clareville NSW 2107		
OWNER DETAILS			
Name	P.H. Richards	Contact Number	
Address	48/8 Greenknowe Avenue, Elizabeth Bay NSW		
DEVELOPMENT DETAILS			
Subject Land	248 Hudson Parade, Clareville NSW 2107	Lot No.	57 DP 13760
Description of Development	Alterations & Additions to an existing dwelling		
Class of Building	1a, 10a	Value of Work	\$314,000.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection reports, Basix Completion receipt, Structural, Waterproofing, Glazing, Smoke Detection, Geotechnical Engineers Form No.3, missed inspection reports		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Construction Certificate	03.11.10		
Footings/Slab – prior to pouring of reinforced concrete	missed		
Timber Frame – prior to lining	31/05/11		
Stormwater Pipes – prior to back filling	31.05.11		
Pool Fence – prior to fill	04.11.11		
Waterproofing – wet areas	missed		
Final Inspection – issue of Occupation Certificate	22.09.11 & 26.09.11 & 04.11.11		
CERTIFICATION			
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <ul style="list-style-type: none"> (a) the building will not constitute a hazard to the health or safety of the occupants, (b) a current Development Application is in force for the building, (c) a current Complying Development Consent Construction Certificate has been issued for the building in respect to the plans and specifications for the building, (d) the building is suitable for its use under the Building Code of Australia, and (e) all the pre-conditions of development consent have been satisfied. <p>Signed: <i>Craig Formosa</i> Date: 12/12/11</p> <p>PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board</p>			

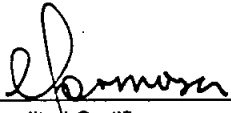
\$30 REC: 315144 14/12/11

INSPECTION REPORT

1894

<input type="checkbox"/> Owner		<input type="checkbox"/> Applicant		<input checked="" type="checkbox"/> Builder		<input type="checkbox"/> Other _____	
Name <u>BYRNE</u>				Tel _____			
PREMISES							
<u>PARK AVE, CLAREVILLE</u>							
INSPECTION TYPE(S)							
<input type="checkbox"/> Footings/Piers		<input type="checkbox"/> Frame/Floor		<input type="checkbox"/> Waterproofing			
<input type="checkbox"/> Slab Reinforcement		<input type="checkbox"/> Frame/Wall & Roof		<input type="checkbox"/> Final/Interim			
<input type="checkbox"/> Stormwater		<input type="checkbox"/> Pool Steel		<input type="checkbox"/> Final/Completion			
<input type="checkbox"/> Complaint		<input checked="" type="checkbox"/> Pool Fence		<input checked="" type="checkbox"/> <u>FINAL/REINSPECTION</u>			
RESULT							
<input checked="" type="checkbox"/> Satisfactory							
<input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required <input type="checkbox"/> Reinspection required							
<u>- BARRICADE IN PLACE BETWEEN HOUSE & SELF LATCHING SELF CLOSING GATE</u> <u>ACCESSING POOL AREA. APPROX 500mm between gate & edge of</u> <u>pool.</u>							
<u>- Ply sheeting used temp replaced w/ glass to pool fence outside</u> <u>of bifold door unit.</u>							
<u>- drop off from driveway existing no works</u>							
By signing below I agree to completing the following works listed in this Inspection Report.							
_____ Builder/Owner Builder				_____ / _____ / 20____ Date			
 _____ Accredited Certifier - BPB				<u>4</u> / <u>11</u> / 20 <u>11</u> Date			

INSPECTION REPORT

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name Phil Byrne	Tel _____
PREMISES	
248 Hudson Pde Clareville	
INSPECTION TYPE(S)	
<input type="checkbox"/> Commence Work <input type="checkbox"/> Framework <input checked="" type="checkbox"/> Completion/Final <input type="checkbox"/> _____	<input type="checkbox"/> Footings <input type="checkbox"/> Waterproof Wet Area <input type="checkbox"/> Roof Frame <input type="checkbox"/> _____
<input type="checkbox"/> Floor Slab/Reo/Membrane <input type="checkbox"/> Stormwater/Drains <input type="checkbox"/> Pool Fence <input type="checkbox"/> _____	
RESULT	
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory requires attention as follows and <input type="checkbox"/> NO reinspection required <input type="checkbox"/> Reinspection required	
- Balustrade to deck area / main living complete - Pool fence erected 900mm clear from outside of fence between pool & dwelling (including gate) - Louvres restricted to not open more than 100mm - Resuscitation sign erected.	
And the following if indicated: <input type="checkbox"/> Compliance with condition(s) <input type="checkbox"/> A separate notice/letter will be forwarded in the near future <input type="checkbox"/> Please advise FORM Building Certifiers on completion of work <input type="checkbox"/> The above mentioned work MUST be completed by ____ / ____ /20____ <input type="checkbox"/> The above mentioned work MUST be completed PRIOR to OCCUPATION	
 Accredited Certifier	26 / 09 /2011 Date


INSPECTION REPORT

1802

<input type="checkbox"/> Owner		<input type="checkbox"/> Applicant		<input checked="" type="checkbox"/> Builder		<input type="checkbox"/> Other _____	
Name <u>Phil Byrne.</u>				Tel			
PREMISES							
<u>248 Hudson Pde, Clareville.</u>							
INSPECTION TYPE(S)							
<input type="checkbox"/> Footings/Piers		<input type="checkbox"/> Frame/Floor		<input type="checkbox"/> Waterproofing			
<input type="checkbox"/> Slab Reinforcement		<input type="checkbox"/> Frame/Wall & Roof		<input type="checkbox"/> Final/Interim			
<input type="checkbox"/> Stormwater		<input type="checkbox"/> Pool Steel		<input checked="" type="checkbox"/> Final/Completion			
<input type="checkbox"/> Complaint		<input type="checkbox"/> Pool Fence		<input type="checkbox"/> _____			
RESULT							
<input type="checkbox"/> Satisfactory							
<input checked="" type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required							
<input checked="" type="checkbox"/> Reinspection required							
<u>Metal gutterguards provided to all gutters. ✓</u>							
<u>Snake detectors provided to all storeys ✓</u>							
<u>Form 3 by Geotechnical Engineer.</u>							
<u>Snake detector certificate, waterproofing, structural Engineers</u>							
<u>Provide a section 96 or complying development certificate for the new window to the upper floor</u>							
<u>Provide a pool fence between pool & dwelling as required and amended on construction certificate plans.</u>							
<u>Complete balustrades</u>							
<u>Louvers to pool area not to open more 100mm</u>							
By signing below I agree to completing the following works listed in this Inspection Report.							
Builder/Owner Builder				Date <u> / /20 </u>			
<u>[Signature]</u>				<u>22 / 09 / 20 11</u>			
Accredited Certifier - BPB <u>0124</u>				Date			

INSPECTION REPORT

2394

<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Applicant	<input type="checkbox"/> Builder	<input type="checkbox"/> Other _____
Name	BYRNE		Tel	
PREMISES				
248 HUDSON FDE, CLAREVILLE				
INSPECTION TYPE(S)				
<input type="checkbox"/> Footings/Piers	<input checked="" type="checkbox"/> Frame/Floor	<input type="checkbox"/> Waterproofing		
<input type="checkbox"/> Slab Reinforcement	<input checked="" type="checkbox"/> Frame/Wall & Roof	<input type="checkbox"/> Final/Interim		
<input checked="" type="checkbox"/> Stormwater	<input type="checkbox"/> Pool Steel	<input type="checkbox"/> Final/Completion		
<input type="checkbox"/> Complaint	<input type="checkbox"/> Pool Fence	<input type="checkbox"/> _____		
RESULT				
<input checked="" type="checkbox"/> Satisfactory				
<input type="checkbox"/> Unsatisfactory – requires attention as follows – and <input type="checkbox"/> NO reinspection required				
<input type="checkbox"/> Reinspection required				
- ENGINEER HAS INSPECTED STRUCTURAL STEEL & FRAMEWORK & TO PROVIDE REPORT.				
- ALL FLOOR, WALL & ROOF FRAMING DONE SATISFACTORILY TO ENGINEERS SPEC'S				
- ADEQUATE PLY BRACING & TIE DOWNS IN PLACE				
✓ STORMWATER ALL DONE SATISFACTORILY.				
- GOOD FOOTINGS INSPECTED BY GEO-TECH ENGINEER PRIOR TO FILLING W/ CONCRETE.				
By signing below I agree to completing the following works listed in this Inspection Report.				
_____ Builder/Owner Builder		_____/_____/20_____ Date		
 _____ Accredited Certifier - BPB		31/15/2011 Date		

RECORD OF MISSED INSPECTIONS

Under Clause 162C of the EP & A Regulation

Site address: 248 Hudson Pde, Clareville

Construction Certificate No: 2010/272 **Development Consent No.:** N0465/10

Principal Certifying Authority: Craig Formosa

Accreditation No.BPB0124

Principal Contractor: Phillip Byrne

Building work: Alterations and additions to an existing dwelling.

BCA Classification: 1a , 10a – residential use

Missed Inspection Schedule:

Type of Inspection	Result
o Prior to pouring in-situ reinforced concrete building element,	Missed
o Prior to covering waterproofing in any wet areas	Missed

Reasons for missed inspections:

- The principal contractor was not aware that an accredited certifier is required to carry out the above critical stage inspection.

PCA's Statement:

- I am satisfied that the work that would have been the subject of the missed inspection was satisfactory.

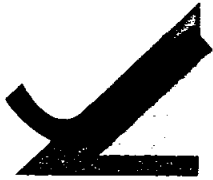
Documentary Evidence Relied Upon:

- Structural Engineers & Geotechnical engineers certification of footings
- Licensed Builder certification of waterproofing to wet areas.

Craig Formosa

Principal Certifying Authority

Per letter sent to owner



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MV 27126.

6th July 2011

Page 1.

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

Dear Sir,

248 HUDSON PARADE, CLAREVILLE

We have examined the amended East Elevation at a scale of 1:100.

Jack Hodgson Consultants prepared the geotechnical report for the subject address dated 5th August, 2010 "Risk Analysis & Management for Proposed Alterations and Additions at 248 Hudson Parade, Clareville.

The proposed changes as shown below have an Acceptable Risk Level in accordance with the 2009 Geotechnical Risk Management Policy for Pittwater and do not change the recommendations in the report.

1. Altering the windows.

JACK HODGSON CONSULTANTS PTY. LIMITED.

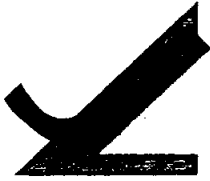
**Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.**

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



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MV 27126B.

6 June, 2011.

Page 1.

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

Dear Sir,

248 HUDSON PARADE, CLAREVILLE.

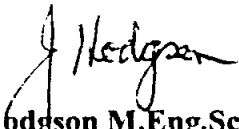
On the 31st of May, 2011, we inspected the proposed development at the subject address.

At the time of our inspection we noted that one steel lintel had not been installed as per our plan 27126-S2

On the 6th of June, 2011, we inspected the subject address to confirm that the steel lintel in question was now in place.

At the time of our inspection, we noted that the lintel (230PFC) had been installed by the builder in accordance with our drawing No. 27126-S2.

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



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MV27126A.

31-05-2011.

Page 1.

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

Dear Sir,

248 HUDSON PARADE, CLAREVILLE.


On the 31st of May, 2011, we inspected the steel work for the proposed development at the subject address.

At the time of our inspection, we noted that one lintel (230PFC) was missing over the opening between the new entry and the staircase. According to our calculation, this lintel can not be omitted.

All the other steel beams were correctly put in places in accordance with our drawing No. 27126-S2 and AS 4100.

We were also requested by the builder to check two extra steel beams over the windows that were not included in the original plans. Based on our calculation, these two steel beams are adequate to support the loads imposed on them.

JACK HODGSON CONSULTANTS PTY. LIMITED.

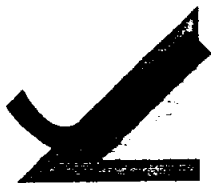

**J.D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

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

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Telephone: 9979 6733 Facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MV 27126

8th February, 2011.

Page 1.

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

Dear Sir,

248 HUDSON PARADE, CLAREVILLE.

On the 21st January, 2011 we inspected the foundation material at the subject address.

The footings for the proposed deck were taken to material of a suitable bearing capacity to support the likely loads.

JACK HODGSON CONSULTANTS PTY. LIMITED.

**Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.**

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

P.A.BYRNE CONSTRUCTIONS

LIC No 72387C
319 HUDSON PDE
CLAREVILLE NSW 2107
PHONE: 0418463754

FAX : 02 99184939
pabyrneconstructions@yahoo.com.au

ABN 17067175200

2/11/2011

WATERPROOFING CERTIFICATE

I Phillip Byrne (Builders lic 72387c) certify that the wet areas of Bathroom, ensuite, WC, laundry and balcony of 248 Hudson Pde Clareville have been waterproofed to AS 3740 -2010 for residential wet areas.

A handwritten signature in black ink, appearing to be 'P. Byrne', written over a horizontal line.

Phillip Byrne.

JM JOINERY

ABN: 5609 567 4436

UNIT 3/176 South Creek Rd.

CROMER NSW 2099

Ph: (02) 9972 4778 Fax: (02) 9972 3778

Mob: 0425 263 415

Email: enquiries@jmjoinery.com.au

P.A. Byrne Constructions
Attn: Phil Byrne

27 October 2011

To whom it may concern,

The glazing for the windows and doors supplied to Phil Byrne is for 248 Hudson Pde Clairville NSW 2107. All glass installed is in accordance with AS1288 -2006 and a statement from the window manufacturer for glazed assemblies is in accordance with AS2047-1999 and Part J2 where applicable.

Sincerely Yours,

John Malolakis

Director

JM Joinery



SMOKE ALARM CERTIFICATE

Date Of Assessment: 8th November 2011

Builders Details:

P.A Byrne Constructions

Site Address: 248 Hudson Parade, Clareville NSW

Essential / Critical fire safety

Measure Smoke Alarm

Standard of performance

AS 3786:1993

AS 3100:1997

Measures:

Certifies that Three 240 Volt smoke detectors have been installed at the above address.

Date of statement:

8th Day of November 2011

Authorization:

Print Name: Sean Dempsey
0405 154 585

Owner/ Agent: Prosper Contracting
758 Brewongle Lane
Bathurst NSW 2795

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation
Certificate or Subdivision Certificate

Development Application for	_____
	Name of Applicant
Address of site	<u>248 HUDSON PARADE, CLAREVILLE</u>

Declaration made by geotechnical engineer on completion of the Development

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

on this the 25TH NOVEMBER, 2011

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify the organisation/company I a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ALTERATIONS AND ADDITIONS AT 248 HUDSON PARADE, CLAREVILLE

Report Date: 5TH AUGUST, 2010

Author : BEN WHITE

Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

- ☒ 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 and the Construction Certificate approved Structural Plans.
- ☒ 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. dated 12-08-2010


D.A. No. N0465/10 Date consent given 24-9-2010

- ☒ has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans 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.

--

Signature 
Name BEN. WHITE
Chartered Professional Status MScGEOLAusIMM
Membership No. 222757
Company Jack Hodgson Consultants Pty Ltd

BASIX Completion Receipt

Receipt no.: CR-1323221684839-A89909

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: Wednesday, 07/12/2011



Planning &
Infrastructure

Principal certifying authority

Name: Craig
Accreditation scheme: BPB
Accreditation number: 0124

Final Inspection

Date of final inspection: Tuesday, 06/12/2011

BASIX Certificate details

BASIX Certificate no.	A89909
Project name	248 hudson
Street address	248 hudson OTHER...
Suburb	clareville
Postcode	2107
Local Government Area	Pittwater Council