

22 DEC 2010
General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

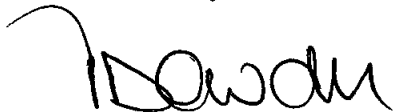
Dear Sir/ Madam

Development Consent No N0498/08
Construction Certificate No 2009/3373

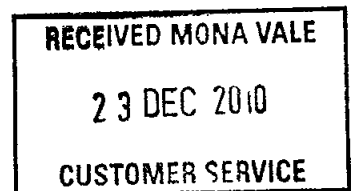
For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2009/3373
- 2 A cheque for \$30 00 being Council's administration fee to accept the above **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



\$30 REC 294562 23/12/10

Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2009/3373

Land to which this certificate applies

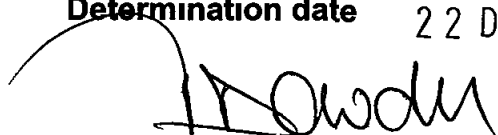
Address 31 Argyle Street, Bilgola Plateau

Lot No. 272 DP No. 16327

I approve the issuing of this Final Occupation Certificate and certify that

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979**
- **Current Development Consent No N0498/08 is in force for this development**
- **Construction Certificate No 2009/3373 has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling**
- **The building is completed in accordance with its classification under the Building Code of Australia**
- **Refer to the attached Schedule of all critical stage inspections**

Determination date 22 DEC 2010



Tom Bowden
Accredited Certifier – Accreditation No BPB0042



**Schedule of critical stage inspections carried out or missed by the Principal
Certifying Authority** (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations
1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Prior to issue of a Construction Certificate	Inspected	27/07/2009
Excavation for footings	Inspected	28/08/2009
Prior to pouring of any in-situ reinforced concrete	n/a	n/a
Prior to the covering of any framework	Inspected	15/09/2009
Prior to covering waterproofing in any wet area	n/a	n/a
Stormwater drainage connections	Inspected	23/09/2010
Other required inspections	n/a	n/a
Final Inspection	Inspected	23/09/2010

**Schedule of Compliance Certificates or other documentary evidence relied upon
to issue the Final Occupation Certificate**

Glazing Certificate (Windows & Doors)	Issued by Scar Top Joinery dated 12 October 2010
Glazing Certificate (Balustrading)	Issued by Custom Frameless Glass dated 8 November 2010
Smoke Alarms	Certificate of installation issued by Stone Electrical Security Pty Ltd dated 12 October 2010



Sales
Unit 9/92a Mona Vale Road
Mona Vale NSW 2103
P 02 9979 7482
F 02 9979 7681

Sales/Factory
11 Ketch Close
Fountaindale NSW 2258
P 02 4389 7222
F 02 4388 4550

Accounts
PO BOX 5011
Chittaway Bay NSW 2261



Compliance Certificate

Scar Top Joinery is a participating member of the **AWA Accreditation Program**. We provide a **7 year Guarantee** against faulty workmanship and materials (Refer to Manufacturer's Warranty), we are committed to the **Industry Code of Conduct** and have met the requirements of the annual **AWA Compliance Audit** conducted by a NATA accredited audit.

The manufacturer certifies that the windows and doors supplied to

Delivered to 31 Argyle Street, Bilgola Plateau

have been manufactured to comply with the Australian Window Standard **AS2047** and Glass Standard **AS1288** including human impact requirements as specified in the order.

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings.

Luke Gillespie

Date 12th October 2010

Director

Visit the website www.awa.org.au for accreditation details



ABN 35 764 971 569
License No 164691C

Architectural Joinery and Glass

Glazing Certificate

9 McCowan Road
Ingleside NSW 2101

Tim Mob 0438 000 080

Matt Mob 0414 64 23 23

Fax 99861242

Date 8 11 10

Re 31 Argyle Street, Bilgola

To Whom it May Concern,

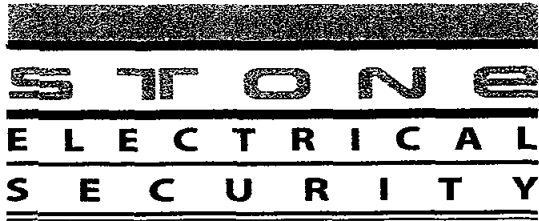
This is to certify that the glass balustrade panels supplied by *Custom Frameless Glass* at the above address have been installed in accordance with –

- AS1288 and current building codes
- A-Grade toughened glass, 10mm thick, has been used

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Thorn', is written over a series of horizontal lines.

Matthew Thorn



12 October 2010

To Whom It May Concern

This letter is to confirm that two (2) Hardwired 240 volt Smoke Alarms with 9volt battery backup have been installed by a licensed electrician at 31 Argyle Street Bilgola Plateau NSW 2107 under Electrical Contractors License No 125266c All work was carried out in accordance with BASIX and AS3000 regulations

Regards

A handwritten signature in black ink, appearing to read "C. Stone", is written over the "Regards" text.

Cameron Stone
Stone Electrical Security Pty Ltd

ELECTRICAL • SECURITY • INTERCOM • HOME AUTOMATION

Stone Electrical Security Pty Ltd • PO Box 880 Avalon NSW 2107
Tel (02) 9918 335 Fax (02) 9918 0114 Mob 0419 202 559 ABN 18030 260 582 Lic No 125 266C

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

24/5/09

Address

51 ARGYLE ST

Pittwater

DA No

CC No

204/3373

CDC No

Requested by

Ph No

- | | | |
|--|---|--|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of *footings to per deck* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection **NB** A re-inspection fee of \$_____ will be charged which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT**

Signed

[Signature]
Accredited Building Surveyor

Accreditation No

BBC26

Date

24/5/09

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Date of Inspection

Address

DA No

CC No

CDC No

Requested by

Ph No

- | | | |
|--|--|--|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of roof frame has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$_____ will be charged which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT**

Signed

Accredited Building Surveyor

Accreditation No

Date

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

P. Hunter

Date of Inspection

27/7/2009

Address

31 Apple St

18/6/09

DA No

CC No

204/3373

CDC No

Requested by

Builder

Ph No

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of *pre CC issue* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$_____ will be charged which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT**

No work commenced with report to Council DA & issued CC

Signed

[Signature]

Accredited Building Surveyor

Accreditation No

BPA326

Date

27/7/2009

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Date of Inspection

Address

DA No

CC No 2009/3373 CDC No

Requested by

Ph No

Critical Stage Inspections

- | | | |
|--|--|--|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input checked="" type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input checked="" type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of final & stormwater has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☒ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$ will be charged which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT

① Glazing Certification for balustrades

② Smoke Alarm Certification from electrician
(HARD WIRED -)
(Certification E2)

Signed

Accredited Building Surveyor

Accreditation No

Date