

17 MAR 2010

General Manager
Manly Council
PO Box 82
MANLY NSW 1655



Dear Sir/ Madam

Development Consent No. 318/08
Construction Certificate No. 2009/3312

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2009/3312
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.**

NB: The refund of Council's Damage Security Bond as paid is now requested.

Yours faithfully

Stephen Pinn
Insight Building Certifiers Pty Ltd

\$30.00
RPW 681873
Date 18/3/2010

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: 2009/3312

Land to which this certificate applies:

Address: 158 Condamine Street, Balgowlah

Lot No: 150 DP No: 1117653

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. 318/08 is in force for this development.
- Construction Certificate No. 2009/3312 has been issued with respect to the plans and specifications for alterations & additions to an existing semi-detached 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: 17 MAR 2010



Stephen Pinn
Accredited Certifier – Accreditation No. BPB0326

COPY

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
Commencement of building works	Inspected	1/06/2009
Excavation for footings	n/a	n/a
Prior to pouring of any in-situ reinforced concrete	Inspected	25/06/2009
Prior to the covering of any framework	Inspected	9/09/2009
Prior to covering waterproofing in any wet area	n/a	n/a
Prior to covering any stormwater drainage connections	n/a	n/a
Other required inspections	n/a	n/a
Final Inspection	Inspected	25/11/2009

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

Termite Control	Certificate of protection issued by Phil & Jacqui Shaw Builders dated 10 December 2009
Glazing Certification	Issued by Airlite Windows Pty Ltd, undated



10th December, 2009

Re: Termite control @ 158, Condamine Street, Balgowlah

The above mentioned property is protected from termites with a continuous perimeter antcap which will require annual inspection,

Phil Shaw
Builder

builders lic# 40665 est. 1988
18 elvina avenue avclon nsw 2107 australia
p [02] 8919 0007 f [02] 8919 0007 m 0410 313 907
e jacqui.shw@yahoo.com.au abn 28 353 563 941

RECEIVED
17 DEC 2009

BY:-----

17 Dec. 2009 10:35 AIRLITE WINDSOR +61 2 45774967



Part of the JELD-WEN family

No. 1116 P. 1

Airlite Windows Pty Ltd
A.B.N. 51 000 324 07062 Drummond Street
South Windsor NSW 2756
AustraliaTel: (02) 4577 4577
Fax: (02) 4577 4967P.O. Box 555
Windsor NSW 2756

PHIL & JACQUI SHAW BUILD
RE: JOB NO. 101782
AT 158 CONDOMINE ST
BALGOWLAH

All Airlite Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labelled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No.13 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labelled as meeting AS2047 must also be glazed to meet AS1288.

All Airlite products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be reglazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Airlite to issue a glazing certificate. Airlite is unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or reglazed incorrectly.

For and on behalf of
Airlite Windows Pty Ltd

17 DEC 2009

BY:-----

Land to which this Building Inspection Report result sheet applies:

Council Area : Manly Date of Inspection 1/6/09
 Address 158 CONSUMINE ST. BALGOWLAH
 DA No. _____ CC No. 2009/3312 CDC No. _____
 Requested by: N/A Ph No. _____

Critical Stage Inspections

- Site Assessment - Pre CC/ CDC Issue
- PCA Signage
- Sediment Controls
- Tree Protection Measures
- Building Commencement
- Other (specify) _____
- Footings and Excavation
- Steel Placement
- Floor Framing / Slab
- Wall Framing
- Roof Framing
- Waterproofing
- Stormwater
- Pool Fence
- Final Inspection
- Photographic record

- 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 respect to approved DA & issued CC

Signed: [Signature] Accreditation No. BBC0326 Date: 1/6/09
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : MAULY Date of Inspection 25/6/09
 Address 158 CONDAMINE ST BALGAWAH
 DA No. CC No. 209/3312 CDC No.
 Requested by: Phil Stan Ph No.

Critical Stage Inspections

- | | | |
|---|---|--|
| <input type="checkbox"/> PCA Signage | <input checked="" 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"/> Other (specify) |
| <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of fence & adds & deck areas 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] Accreditation No. BPB0326 Date: 25/6/09
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Manly Date of Inspection 9/9/09
Address 158 Condamine Street Manly
DA No. 318/08 CC No. 2009/3312 CDC No. _____
Requested by: Phil Shaw Ph No. 0410 313 9107

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 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 checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____ | | |

An inspection of wall + roof framing 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.**

Framing satisfactory

Signed: A. Bailey Accreditation No. BPB0015 Date: 9/9/09
Accredited Building Surveyor