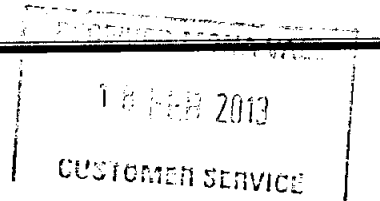


STEPHEN PINN

Accredited Certifier BPB 0326



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:2011/4196

Land to which this certificate applies:

Address:30 Hilltop Road, Avalon

Lot No: 2 DP No: 546182

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. NO228/10 is in force for this development.
- Construction Certificate No. 2011/4196 has been issued with respect to the plans and specifications for alterations and additions to existing dwelling.
- The building is completed in accordance with its classification under the Building Code of Australia.
- A BASIX completion receipt has been issued for this development.
- Refer to the attached Schedule of all critical stage inspections, various certificates and documentation.

Determination date: 15 FEB 2013

Stephen Pinn
Accredited Certifier – Accreditation No. BPB0326

*Rec 336656
\$36
PRVC*

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	3/03/2011
Excavation for footings		
Prior to pouring of any in-situ reinforced concrete	Inspected	21/04/2011
Prior to the covering of any framework	Inspected	23/09/2011 & 31/01/2013
Prior to covering waterproofing in any wet area	Inspected	18/10/2011
Stormwater drainage connections	Inspected	5/01/2012
Other required inspections		
Final Inspection	Inspected	5/01/2012 & 31/1/2013

CARPORT NOW BUILT

Land to which this Final Inspection Report result sheet applies:

Council Area : *Pittwater* Date of Inspection *5/1/2012*
 Address *30 HILLTOP Rd. CARVILLE* *& 31/1/2013*
 DA No. CC No. *2011/4196* ... CDC No.
 Requested by: *JOHN* Ph No. *0433 544 694*

Requirements Required

Wet Area Certification ✓ *(+ Stormwater certificate)*

Submission of a compliance certificate from an appropriately qualified person verifying the waterproofing of all wet areas were carried out in accordance with the requirements of AS 3740 - *Waterproofing of Wet Areas in Residential Buildings.*

Structural Engineers Certification *(Rec'd satisfactory)* ✓

Smoke Alarm Certification ✓

Submission of a certificate from a licensed Electrician confirming all required smoke alarms have been installed in accordance with the requirements of Part 3.7.2 of the Building Code of Australia (Vol. 2).

Glazing Certification *windows / doors / screens* ✓

Submission of a glazing certificate confirming all glazing has been supplied and installed to satisfy the requirements of AS 1288 - 2006.

Termite Control Certification ✓

Submission of a certificate from a licensed Pest Controller confirming termite protections have been provided in accordance with AS 3660.1.

BASIX Compliance Statement *(on builder attached plans)* ✓

Confirming all requirements have been satisfied.

Stormwater Certification *(Rec'd satisfactory)* ✓

Submission of a certificate from an appropriately qualified NPER Civil Engineer verifying the adequacy of the stormwater drainage system as installed.

Survey Certification *(Rec'd satisfactory)* ✓

Submission of a certificate from Registered Surveyor confirming the set-out of building & finished ridge height.

* *"Form 3" (Professional Engineer Certification)*
(Condition E1 of Consent) ✓

Signed: *[Signature]*
 Stephen Pinn
 Accredited Building Surveyor

Accreditation No. BPB0326

Date: *5/1/2012*

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : PITWATER Date of Inspection 23 SEPTEMBER 2011

Address 30 HILLTOP ROAD CLAREVILLE

DA No. CC No. 2011/4196 CDC No.

Requested by: JOHN Ph No. 0433 544 674

Construction Stage Inspection

- | | | |
|--|--|---|
| <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. Berkey Accreditation No. BPB0015 Date: 23/9/11
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : PITTWATER Date of Inspection 21 APRIL 2011

Address 30 HILLTOP ROAD CHARLEVILLE

DA No. CC No. 2011/1196 CDC No.

Requested by: John Ph No. 0433 544 694

General Site Inspection

- 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 steel to ground floor 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.**

- Increase vapour barrier around walls
- Provide cavity between slab and southern side of dwelling
- Complete steel as per engineers detail
- Engage to verify pier construction supporting slab
- Builder to engage damp proof company for raising
- to dampness in cavity as well. Method of treatment to be provided

Signed: A Bailey Accreditation No. 1880815 Date: 21/4/11
Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 18/10/11
 Address : 30 Willows Road Clareville
 DA No. : CC No. 2011/4196 CDC No.
 Requested by: John Ph No.

Building Stage Completions

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input checked="" 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 waterproofing to wet 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.**

Waterproofing satisfactory

Signed: A Bentley Accreditation No. BPT20015 Date: 18/10/11
 Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 3/3/2011
 Address 30 HILLCROFT Road ANALON
 DA No. CC No. 2011/4496 CDC No.
 Requested by: Ph No.

Principal Certifying Authority

- | | | |
|---|--|--|
| <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 respect to approved DA & issued CC.

Signed: [Signature] Accreditation No. BPS0326 Date: 3/3/2011
 Accredited Building Surveyor

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4961

1st September 2011

The Principal Certifier
30 Hilltop Rd
Avalon NSW 2107

Dear Sir,

Re: Refurbishment of existing residence at 30 Hilltop Rd Avalon

This is to certify that I have inspected the mezzanine floor and roof framing for the residence at the above address and consider that the framing inspected is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER



21 December 2011
Our Ref: DMS:dp 13011

General Manager
Pittwater Council
1 Park Street
MONA VALE NSW 2103

Dear Sir

Re: Stormwater Drainage – 30 Hilltop Road, Avalon

This is to certify that inspections were undertaken on the stormwater drainage system on the completion of construction and advise that this system was generally in accordance with the design drainage plan and nothing significant was observed during the course of the inspection to suggest that the intent of the design had not been followed.

This construction appeared to meet accepted standards of engineering practice and Council's requirements.

This certification shall not be construed as relieving any other party of their responsibilities or contractual obligations.

Yours faithfully
TAYLOR CONSULTING

A handwritten signature in black ink, appearing to read "D M Schaefer".

D M SCHAEFER - Director
BE (Civil) MIEAust

C11/13C11 C01



**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>30 HILLTOP ROAD, 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 7TH MARCH, 2012

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 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 THE PROPOSED ADDITIONS AND ALTERATIONS AT 30 HILLTOP ROAD, CLAREVILLE
Report Date: 25-3-2010
Author : BEN WHITE
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

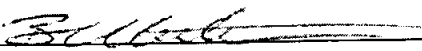
- I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in 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 30-4-2010

D.A. No. N0228/10 Date consent given 7-9-2010

- 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 Nb. 222757
Company Jack Hodgson Consultants Pty Ltd

Bayer Environmental Science



Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacture's specifications. Kordon TMB / TB comply with AS 3660.1-2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction AS 2870-1996
INTERIM DOCUMENT NUMBER: 201204063

NOTE: This is an Interim Document Only and will be replaced by the Certified/Warranty Documentation when registered on the Bayer Kordon Termite Barrier web site.

Date of Installation: 17.02.2012

Installation Address: 30 Hilltop Road

Clareville NSW 2107

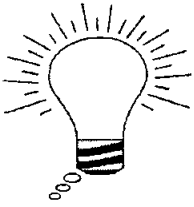
Builder	Buildett Pty Ltd
Phone Number	Unknown
Owner	Unknown
Phone Number	Unknown
Installer Company	Design Pest Solutions
Installer Contact	Fergus Bermingham
Phone Number	0418 127 154
Accreditation #	N134
Address	PO Box 1157, Dee Why, NSW, 2099

Authorised Signature

A handwritten signature in cursive script that reads "N. J. Hedge".

Name	NEVILLE HEDGE
Phone Number	07 5586 2444

Bayer Training Centre Unit 4 Township Park Plaza, 80-82 Township Drive Burleigh Heads QLD 4220



SCHRADER ELECTRICAL

PO Box 1703, DEE WHY 2099

Licence: EC 40793 ABN: 29 301 746 404

Phone: 9972 2317

Mobile: 0419 602 912

Fax: 9972 2054

Site: 30 Hilltop Road Avalon 2107

Date: 18.12.11

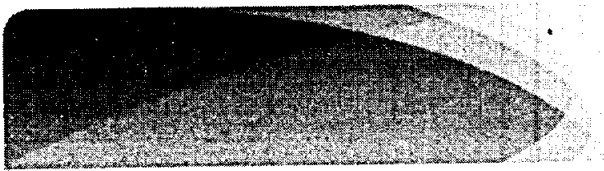
Details of work:

- Installed a smoke alarm system in accordance with AS 3786-1993 smoke alarms. Connected to mains power and having a stand by power supply.

Kind Regards

Brendan Schrader

Schrader Electrical



BUILDETT PTY LTD.

Lic.No: 208686c
ABN 84 130 925 281

20 Dorothy Street,
Cromer, N.S.W., 2099
Phone: 0433 544 694
E-Mail: johnandsuec@bigpond.com

BASIX COMPLIANCE STATEMENT.

25/01/2013.

BUILDETT Pty Ltd purchased timber windows and doors from Doorsmart Pty Ltd, cnr of Winbourne rd and Mitchell rd, Brookvale.

BUILDETT P/L provided a copy of the Basix certificate to Doorsmart P/L and instructed Doorsmart P/L to install the complying glass to the correct window/doors as labeled/numbered e.g; Viridian e-low comfort glass to north and west facing windows/doors as per Basix certificate. These instructions were carried out and the windows/doors constructed as per Basix Certificate and Aust. Standards 1288-2006.

Regards,

,Mr John Burkett.

Director.
BUILDETT Pty Ltd.

0433 544 694.

S J FEENEY & ASSOCIATES PTY LIMITED

ABN 93 101 260 600
LAND & ENGINEERING SURVEYORS

Stephen Feeny (B. Surv UNSW)
Registered Surveyor
Member of Institution of Surveyors, Australia

SURVEY REPORT
30 Hilltop Road, Clareville
Lot 2 in Deposited Plan 546182
23 November 2011
Reference: 21061/3

Report Prepared for:
Buildett Pty Limited
20 Dorothy Street
CROMER NSW 2099

Land at Clareville in the Local Government Area of Pittwater Parish of Narrabeen and County of Cumberland being Lot 2 in Deposited Plan 546182 and being the whole of the land in Folio Identifier 2/546182.

The subject land has a total frontage of 18.94 metres to Hilltop Road with some of the other dimensions as shown on the attached plan.

I certify that part of the above land has been surveyed and is shown edged red on the accompanying plan numbered 21061/3.

Upon this land stands a one and two storey sandstone and weatherboard residence, undergoing renovation, with roofing of metal and known as "Toad Hall", number 30 Hilltop Road.

In accordance with your instructions floor and ridge levels have been surveyed on Australian Height Datum and are as shown in the plan.

The walls and roof overhangs of the new extension to the residence stand clear of the boundaries of the land as shown in the plan.

No apparent Easements or Covenants are noted on Folio Identifier 2/546182.

The purpose of this survey was to locate the new extension to the existing residence relative to the boundaries of the land. Consequently, the remaining boundaries of the subject land have not been surveyed for fencing or encroachments.

Date of Survey: 23 November 2011

SJ Feeny & Associates Pty Limited



REGISTERED SURVEYOR



Independent Franchisee of the Wet-seal Franchise System

Ben G Syer
PO Box 16
Collaroy NSW 2097
Mob: 0425 363 477

Lic No 11498C ABN 65002756087

Tax Invoice

Page 1

Customer:

Buildett Pty Ltd
20 Dorothy st
cromer
nsw 2099

Job Address:

30 Hilltop rd
CROMER NSW 2099

Date	Customer Code	Invoice Ref.	ABN Number	Your Order No	Our Ref
25/10/11	00024N	4N0872	TAXED		

Stk Code/Location	Description	Quantity	Price	Tax %	Total Value
BATHROOM	1st Floor Full Floor W/Shower (Frameless)	1.00	626.00	10.00	688.60
BATHROOM	lower ground Full Floor W/Shower (Frameless)	1.00	530.00	10.00	583.00

***** All payments made payable to Wet-seal*****
MasterCard/Visa Payments will incur a 1.5% Surcharge. Call 1800 025 081

Direct Deposit Details - Ref: 4N0872 Bank: ANZ BSB #: 012-572 Acc. #: 211201486 <i>Pls fax: (02) 6650 8699 / email receipts@wet-seal.ws</i>	Includes GST Amount of \$ 115.60 Total Value \$ 1,271.60 The total value includes GST **TERMS STRICTLY 14 DAYS**
--	--

REMITTANCE SECTION - Please detach and return with your payment to: 00024N

Wet-seal PO Box 481, Coffs Harbour NSW 2450
4N0872 Buildett Pty Ltd

Invoice Total: \$1,271.60

"This is a payment claim made under the Building and Construction Industry Security of Payment Act 1999 NSW & Building and Construction Industry Payment Act 2004 (Other States)"

"Your Waterproofing & Underfloor Heating Professionals"

**W
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