

POSTED
31.3.17



FINAL OCCUPATION CERTIFICATE

Date Application Received	25.03.2013		
Council	Northern Beaches Council - Pittwater		
Occupation Certificate No.	FOC2013-064	Date Approved	31.03.17
CDC No.	CDC2013-064	Date Approved	05.05.13
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Stuart Macaulay	Ph No.	0448 000 840
Address	45 Woorarra Ave, North Narrabeen 2101		
OWNER DETAILS			
Name	Stuart Macaulay & Laurie Creasy		
Address	45 Woorarra Ave, North Narrabeen 2101		
DEVELOPMENT DETAILS			
Subject Land	45 Woorarra Ave, North Narrabeen 2101	Lot No.	61 DP 23429
Description of Development	Stage 1 Internal & external works to existing dwelling (only). Not including proposed ensuite/wardrobe extension.	Zone	R2
Class of Building	1a	Value of Work	\$19,800
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates attached and relied upon for this decision	Mandatory Inspection Reports, Basix Completion Receipt, Structural Engineers, Smoke Detectors, Waterproofing, Glazing		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Complying Development Certificate	09.04.13		
Timber Frame – prior to lining	11.07.13		
Waterproofing	11.07.13		
Final Inspection – issue of Occupation Certificate	01.12.16		
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 Complying Development Certificate has been issued for the building in respect to the plans and specifications for the building, (c) the building is suitable for its use under the Building Code of Australia, and (d) all the prescribed conditions of the SEPP have been satisfied. 			
Signed:		Date: 31.03.17	
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board			

PRVC
\$36

Rec: 409394

FINAL INSPECTION REPORT

LAND TO WHICH THIS FINAL INSPECTION REPORT RESULT SHEET APPLIES

Contact **Stuart Macaulay**

Phone

Address **45 Woorarra Ave, North Narrabeen**

DA No.

CC No.

CDC No. **2013/064**

CERTIFICATES REQUIRED ☒

(To be provided all in one set of documents - NO drip feeding please)



Wet Area Certification for **for internal wet area**

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 AS3740 - Waterproofing of Wet Areas in Residential Buildings.



Structural Engineers Certification for **their inspections**



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 for **windows / doors**

Submission of a glazing certificate confirming all glazing has been supplied and installed to satisfy the requirements of AS1288-2006 or AS3959 BAL level _____.



Termite Control Certification Submission of a certificate from a licensed Pest Controller confirming termite protections have been provided in accordance with AS3660.1.



BASIX Compliance Statement Confirming all requirements have been satisfied.



Stormwater Certification Submission of a certificate from an appropriately qualified ☐ NPER Civil Engineer ☒ Licensed Plumber verifying the adequacy of the stormwater drainage system as installed.



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



Non-slip Stair Tread/Nose Finish Certification Submission of certificate from Applicator in accordance with AS4586.



~~S~~ ~~NS~~ ~~Childsafe Locks~~ on bedrooms



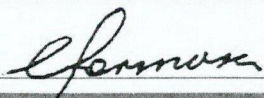
~~S~~ ~~NS~~ ~~Continuous Handrail~~ to stairs

INSPECTION RESULT ☒ PASS ☐ FAIL

S = Satisfactory NS = Not Satisfactory

1) Install a hardwired smoke alarm to the lower storey to comply with the BCA, provide a certificate from the electrician.

ACCREDITED CERTIFIER



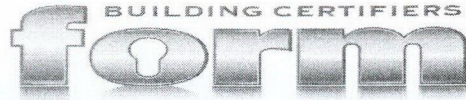
BPB# **0124**

DATE

01/12/16

IMPORTANT NOTE: It is the Policy of Form Building Certifiers Pty Ltd that an Occupation Certificate will not be issued after the expiration of TWELVE (12) MONTHS from the date of this Final Inspection Report.

Form Building Certifiers Pty Ltd
PO Box 1824, DEE WHY NSW 2099
Phone: 8021 9313 Fax: 8021 9313



BUILDING INSPECTION RESULT SHEET

REQUESTED INSPECTION TYPE:

Site Inspection ✓

APPLICATION DETAILS:

Date App. Received:	25/03/13
Property Address:	45 Woorarra Ave, Nth Manly
Development Type:	Internal adds - stage 1
Company Name:	
Owners Name & No.:	Macaulay + Creary
DA No. (If Applicable):	

OBSERVATIONS FROM SITE VISIT:

Application Type	Possibly CD	CC only
Site Access	ok	
Stormwater Drainage	ok / N/A	
Kerb & Gutter	ok	
Overhead Power Lines	n/g	
Easements	n/g	
Tree Removal	n/g	
Bushfire Hazard	n/g	
Flooding	Likely or not likely?	
Slope of Block	to rear	
Retaining Walls	n/g	
Set Backs	ok	
Sewer Mains	ok	
Fire Safety Measures (Class 2-9 Only)	Fire Hydrant <input type="checkbox"/> Fire Hose Reels <input type="checkbox"/> Exit Signs <input type="checkbox"/> Portable Fire Extinguishers <input type="checkbox"/> Emergency Lighting <input type="checkbox"/> Other <input type="checkbox"/>	
* Do the plans and specifications adequately & accurately depict existing site conditions and/or existing buildings? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
* Are there any features of the site or buildings that would mean the development cannot be CD or comply with the BCA? Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/> If Yes, give details: _____		
Has any building work commenced? Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/> If Yes, give details: _____		

Comments:

Illegal dwelling to grand free ✓
OK - NOT UNAUTHORIZED

Name of Certifier & Accreditation Number	Craig Formosa BPB0124
Date of Inspection	09/04/13



BATHROOM RENO NORTHERN BEACHES

Mario Maiolo

ABN: 75679737393

Lic #: 59651C

INVOICE NUMBER 101

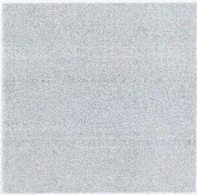
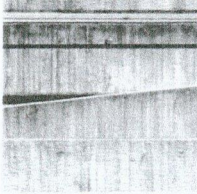
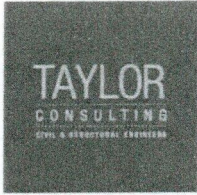
M: 0418 244 541

Date: 8/10/2016

To STUART MACAULAY
45 WOORARRA AVE NORTH NARRABEEN
0448000840

WATERPROOFING TOILET FLOOR	Price
TO WATERPROOF TOILET FLOOR TO AUSTRALIAN STANDERDS	
SIKERFLEX CORNERS WITH SIKERFLEX PRO	
CLOTH TAPE	
TOP FLOOR WITH SAND AND CEMENT	
WATERPROOF TOPING	
MATERIALS 'K10 WATERPROOF' SIKERFLEX 'CLOTH TAPE	
MARIO MAIOLO	

Specialising in: Bathroom Renovations & all Ceramic Tiles



30 March 2015

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

Dear Sir/Madam,

Re: 45 Woorarra Ave, North Narrabeen

This is to certify that an inspection was undertaken on the reinforcement in place on 24 January 2013 and 12 February 2013 prior to the placement of concrete for the retaining wall footings.

Reinforcement and relevant dimensions were in accordance with structural details and site instructions. Nothing was observed during the course of the inspection to suggest that the general intent of the structural design had not been followed.

The floor, wall and roof frame was inspected on 3 May 2013 and 8 May 2013 prior to the placement of wall and ceiling linings. These frames were in accordance with AS 1684 Residential Timber Framed Construction and standard building practice and were considered satisfactory.

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

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
B.E. (Civil) M.I.E. Aust.



Friday, March 17, 2017

Stuart MacAulay

45 Woorarra Avenue, NORTH NARRABEEN

I, Nigel Spence hereby certify that the smoke detectors installed at the above address has been installed in accordance to AS3786 - 1993.

They are Australian certified products in accordance with BCA 3.7.2.

The smoke detectors are connected to 240volt mains power.

Sincerely,

NIGEL SPENCE
Director

Lic - 193504C

SYDNEY WOODWORKERS WAREHOUSE

2 Sydenham Rd, Brookvale

ABN: 66 116 412 803

Ph 9938 4999 Fax 9938 4666

GLAZING CERTIFICATE

28th February 2017

Re: Stuart Macauley
 45 Woorara Ave
 Narrabeen

This is to certify that all doors and windows supplied by Sydney Woodworkers Warehouse have been glazed in accordance with current glazing regulations and comply with Australian Standards AS 2047, AS 1288.



Neil Carroll
Director

BASIX Completion Receipt

Receipt no.:
CR-1490670951597-A154549_02

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: Tuesday, 28/03/2017



Planning &
Infrastructure

Principal certifying authority

Name: Craig
Accreditation scheme: BPB
Accreditation number: 0124

Final Inspection

Date of final inspection: Thursday, 01/12/2016

BASIX Certificate details

BASIX Certificate no.	A154549_02
Project name	Macaulay Project_02
Street address	45 Woorarra Avenue
Suburb	North Narrabeen
Postcode	2101
Local Government Area	Pittwater Council