

+

19 NOV 2009

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam

Development Consent No N0114/08 (as modified)
Construction Certificate No 2008/2762A

For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2008/2762A
- 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

REC: 270578
20/11/09
\$30

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 2008/2762A

Land to which this certificate applies

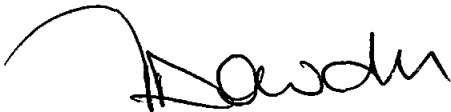
Address 36 Watkins Road, Avalon

Lot No 31 DP No 21756

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 N0114/08 (as modified) is in force for this development**
- **Construction Certificate No 2008/2762A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling including elevated carstand**
- **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**

Determination date 19 NOV 2009



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
Commencement of building works	Inspected	23/05/2008
Excavation for footings	Inspected	4/08/2008 (Piers)
Prior to pouring of any in-situ reinforced concrete	Inspected	4/08/2008 & 14/11/2008
Prior to the covering of any framework	Inspected	25/09/2008
Prior to covering waterproofing in any wet area	Inspected	18/11/2008
Prior to covering any stormwater drainage connections	Inspected	27/03/2009
Other required inspections	n/a	n/a
Final Inspection	Inspected	27/03/2009

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

Smoke Alarms	Installation Certificate issued by AAA Electrical dated 8 April 2009
Completed Form 3 Certificate	Issued by Jack Hodgson Consultants Pty Ltd dated 15 April 2008
Structural Engineers Certificate	Issued by Peninsula Consulting Engineers dated 14 April 2009
Bushfire Compliance Statement	Issued by John Cochrane Architect, dated 11/11/2009

BASIX Completion Receipt

Receipt no CR-1258601461295-A33332

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 Thursday 19/11/2009



Principal certifying authority

Name	Tom Bowden
Accreditation scheme	BPB
Accreditation number	0042

Final Occupation Certificate

Date of determination	Thursday 19/11/2009
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BASIX Certificate details

BASIX Certificate no	A33332
Project name	McBeath Watkins Rd
Street address	36 Watkins Road
Suburb	Avalon
Postcode	2107
Local Government Area	Pittwater Council

Laic to which this Building Inspection Report result sheet applies

Council Area *Pittwater* Date of Inspection *4.8.08*
 Address *36 Watkins Road Avalon*
 DA No *NO 114108* CC No *2608 2762* CDC No
 Requested by *Stone* Ph No *0416 222 255*

- | | | |
|---|---|---|
| ☒ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☒ Footings and Excavation | ☐ Waterproofing | ☒ Photographic record |

☒ An inspection of *terrace slab & piers for car park slab* 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

Soil's manual engineers certificate required for foundation material
Details to be provided to terrace slab
Complete slab to piers
Engineer to inspect and certify

Signed *A. Early*
 Accredited Building Surveyor

Accreditation No *6830815* Date *4 8 08*

BUILDING INSPECTION REPORT

Lane to which this Building Inspection Report result sheet applies

Council Area *Pittwater* Date of Inspection *25 9 08*
 Address *36 Watkins Road Avalon*
 DA No *NO 114/08* CC No *2008/2762* CDC No
 Requested by *Stone* Ph No *046 222 255*

Critical Stage Inspections

- | | | |
|---|--|---|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☒ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☒ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☒ Photographic record |

☒ An inspection of *wall and 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. Barton

Accredited Building Surveyor

Accreditation No

BPB 0015

Date

25 9 08

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area *P. Water*

Date of Inspection *14-11-08*

Address *30 Watkins Rd, Avalon*

DA No *12114/08*

CC No *2008/2762*

CDC No

Requested by *Graeme M. Beth*

Ph No *7284 1200/0417 020 333*

Critical Stage Inspections

- | | | |
|---|---|---|
| ☐ PCA Signage | ☒ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☐ Waterproofing | ☒ Photographic record |

☒ An inspection of *the 1st to 4th floor, stairs* 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**

Chair to be provided to mesh
Ground level concrete to steel

Signed

A. Bailey

Accredited Building Surveyor

Accreditation No

B10015

Date

15/11/08

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area *Ftwater*

Date of Inspection *18-11-08*

Address *36 Watkins Road Avalon*

DA No *N014/08*

CC No *2008/2762*

CDC No

Requested by *Grainor / Sally*

Ph No *9284 1200 / 0417 020 563*

Critical Stage Inspections

- | | | |
|---|---|---|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☒ Waterproofing | ☒ Photographic record |

☒ An inspection of *waterproofing* 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 to level 3 ensure satisfaction

Signed

A. Barker

Accredited Building Surveyor

Accreditation No

BPB0515

Date

19/11/08



29 Monterey Road Bilgola Plateau NSW 2107
Phone 9973 2527 Fax 9973 1726 Mob 0418 209 763
Contractor's Licence No 33938C / abn 12 497 162 603

To whom it may concern,

This is to certify that smoke alarms at No 36 Watkins Rd Avalon have been installed and comply with A/S 3786

Please do not hesitate to contact AAA Electrical & Lighting on one of the above numbers if you require any further information on the matter

Regards



Ken Talbot
AAA Electrical & Lighting
April 8, 2009

20 APR 2009

BY _____

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 – Post Construction Geotechnical Certificate**

Development Application for _____	_____
Name of Applicant	
Address of site	<u>36 WATKINS ROAD, AVALON</u>

Declaration made by geotechnical engineer on completion of the Development

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

on this the 15/04/2009
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 22/02/2008 referred to below.

Geotechnical Report Details

Report Title	<u>RISK ANALYSIS & MANAGEMENT FOR PROPOSED ALTERATIONS AND ADDITIONS AT 36 WATKINS ROAD AVALON VT 25206</u>
Report Date	<u>20/02/2008</u>
Author	<u>BEN WHITE</u>

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.

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 N0114/08 dated 8/05/2008
(D A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report and the requirements of the conditions of Development Consent 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.

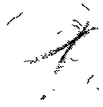
List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management

10 8 1 The property is to be maintained in good order and in accordance with the guidelines set out in CSIRO BTF 18 "Foundation Maintenance and Footing Performance A Homeowner's Guide" and the Australian Geomechanics Article "Landslide Risk Management Concepts and Guidelines" May 2002

10 8 2 No special maintenance is required

Signature	<u>J Hodgson</u>
Name	<u>J HODGSON</u>
Chartered Professional Status	<u>MEngSc FIEAust</u>
Membership No	<u>149 788</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>





Peninsula Consulting
Coastal Structural Engineers

Peninsula Consulting Engineers

39 McKillop Rd
Beacon Hill NSW 2100

PO Box 84
Bruckvale NSW 2107

M 0424 263 818
F (02) 9982 4722
E bruce@peninsulaconsulting.com.au

ABN 61 493 990 395

15 April 2009

#07-811

Graeme McBeath
36 Watkins Road,
AVALON, NSW, 2107

**STRUCTURAL CERTIFICATE
AT
36 Watkins Road, Avalon**

Bruce Lewis of Peninsula Consulting Engineers inspected the additions and alterations to the above building during construction

We hereby certify that the replacement roof framing & car-parking area piers and RC slab have been constructed generally in accordance with the structural plans by Peninsula Consulting Engineers (Job No 07-811), the site instructions issued during construction and the relevant Australian Standards

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required

Yours Faithfully,

Bruce Lewis
Principal BE(Civil) Cpeng NPER
Peninsula Consulting Engineers

john cochrane

ARCHITECT rn 4759

phone 02 8919 0256 fax 02 8919 0256 mobile 0432 471503 email jcarch@optusnet.com.au

11th November 2009

Mr Graeme McBeath
36 Watkins Rd
Avalon

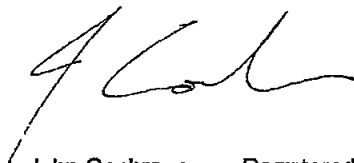
NSW 2107

RE 36 Watkins Rd Avalon

To whom it May Concern

"We wish to advise that at the time of inspection all building works carried out at 36 Watkins Road, Avalon, were in accordance with Australian Standard AS 3959-1999 "Construction of buildings in a bushfire prone areas" and met the requirements of Conditions B9, B10 B11, B13 B14 & E2 of the Development Consent as issued by Pittwater Council "

Yours sincerely



John Cochrane Registered Architect R N 4759