



11 SEP 2015

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0083/14
Construction Certificate No. 2014/5332

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

1. Occupation Certificate No. 2014/5332.
2. A cheque for \$36.00 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

\$36 REC: 384773 15/9/15

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: 2014/5332

Land to which this certificate applies:

Address: 23 Kywong Road, Elanora Heights

Lot No: 8 DP No: 236446

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. N0083/14 is in force for this development.
- Construction Certificate No. 2014/5332 has been issued with respect to the plans and specifications for swimming pool with associated safety fence, hardwood deck and soft scape work.
- 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 and Compliance Certificates relied upon to issue this Occupation Certificate.

Note: The issuing of this Occupation Certificate by *Insight Building Certifiers Pty Ltd* must not be construed as admitting liability for any defective works which may or may not occur, as a result of *Insight Building Certifiers Pty Ltd* not carrying out the required critical stage inspections as listed in the attached Schedule of Critical Stage Inspections

Determination date: 11 September 2015


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	04/09/2014
Excavation for footings	n/a	n/a
Prior to pouring of any in-situ reinforced concrete	Inspected	03/12/2014
Prior to the covering of any framework	n/a	n/a
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	Child Safety Barrier	05/02/2015
Final Inspection	Inspected	06/05/2014

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

Structural Engineer's Compliance Certificate	Issued by Geoff Ninnies Fong & Partners Pty Ltd dated 20 January 2015.
BASIX Compliance Statement	Issued by Mr Darren Gustard (owner) dated 24 July 2015. dated

BASIX Completion Receipt

Receipt no.: CR-1441950191376-A185292

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: Friday, 11/09/2015



Planning &
Infrastructure

Principal certifying authority

Name: Tom
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Wednesday, 06/05/2015

BASIX Certificate details

BASIX Certificate no.	A185292
Project name	Gustard Residence
Street address	23 kywong Road
Suburb	Elanora Heights
Postcode	2101
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 8/12/15
 Address: 20 Kynges Road, Glendon Heights
 DA No. CC No. 2014/5232 CDC No.
 Requested by: L. Smith Ph No. 02 87 812 528

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

☒ An inspection of Pool Fence 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.**

Pool Fence, complying
Swimming pool, complying

Signed: [Signature] Accreditation No. 15860215 Date: 8/12/15
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Parramatta Date of Inspection: 3/12/14

Address: 22 Kynning Road, Blenheim Heights

DA No. _____ CC No. 2014/5332 CDC No. _____

Requested by: fractal Ph No. 02452 812 538

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

☒ An inspection of pool steel 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.

Engineer to certify steel change

Signed: [Signature] Accreditation No. BPF00015 Date: 3/12/14
Accredited Building Surveyor

Ref No: C 18023

20 January 2015

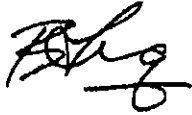
Wright Pools
PO Box 269
Frenchs Forest NSW 1693

Dear Sir

Re: Pool at 23 Kywong Rd Elanora Heights

We have inspected the reinforcement for the above pool on the 3rd December 2014 and advise it has been built in accordance with the Intent of the structural drawings.

Yours faithfully,
FOR & ON BEHALF OF
GEOFF NINNES FONG & PARTNERS P/L



BRAD FONG MIE Aust CPEng NPER RPEQ
Director



G E O F F
N I N N E S
F O N G
P A R T N E R S
P T Y L T D
ABN 56 001 849 289



• CONSULTING • STRUCTURAL / CIVIL / AQUATIC • ENGINEERS •

• S Y D N E Y

Level 1, 68-70 Crown Street,
Woolloomooloo, NSW 2011
☎ (02) 9332 5100 Fax (02) 9331 2963
Email: sydney@gnfp.com.au
Drawings: keiths@gnfp.com.au

• P E R T H

Level 2 Cedar House 1321 Hay Street
West Perth WA 6005
All WA mail to PO Box 8108, Subiaco East WA 6008
☎ (08) 9321 0159
Email: perth@gnfp.com.au

• M E L B O U R N E

Geoff Nines Fong & Nixon in Association
Office 101, 254 Bay Road,
Sandringham VIC 3191
☎ (03) 9533 1373 Fax (03) 9533 1383
Email: geoff@genixon.com.au

• G. J. NINNES B.E. (Civil) N.Z., M.Eng.Sc., Dip. Admin., Dip. Env. Stud., M.I.E. Aust., R.P.E.Q. • B. FONG B.E., M.I.E. Aust., C.P. Eng., NPER •

24 July 2015

Mr Tom Bowden
Insight Certifiers
Suite 13/90 Mona Vale Road
NSW 2103

Dear Tom,

I refer to Development Consent No N0083/14, Construction Certificate 2014/5332 and the requirement to install a rainwater tank (minimum 1323 litre capacity).

I confirm that a 1500 litre rainwater tank has been installed in accordance with the requirements of BASIX Certificate no. A185292 dated 27 March, 2014.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DG' or similar, enclosed in a simple rectangular box.

Darren Gustard

23 Kywong Road
Elanora Heights
NSW 2101