

6 DEC 2012

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam

Development Consent No. N0283/11
Construction Certificate No. 2012/4686

R#334240
Sub B
13/12/12
\$36 -

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

1. Occupation Certificate No. 2012/4686
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



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: 2012/4686

Land to which this certificate applies:

Address: 18 Wollstonecraft Avenue, Avalon

Lot No: 83 DP No: 12074

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. N0283/11 is in force for this development.
- Construction Certificate No. 2012/4686 has been issued with respect to the plans and specifications for internal & external cladding of an "as built" timber frame including the installation of windows, waterproofing of "as built" wet areas & installation of an internal stair case.
- 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.

Note: This Final Occupation Certificate does not include the "as built" works as described in Building Certificate no. BC0026/12, issued by Pittwater Council on the 19 March 2012.

Determination date: 6 DEC 2012



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	26/03/2012
Excavation for footings	n/a	
Prior to pouring of any in-situ reinforced concrete	n/a	
Prior to the covering of any framework	Inspected	29/03/2012
Prior to covering waterproofing in any wet area	Inspected	24/04/2012
Prior to covering any stormwater drainage connections	Inspected	01/06/2012
Other required inspections		
Final Inspection	Inspected	01/06/2012

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

Smoke Alarms	Certificate of installation issued by K & J King Electrical Contractors dated 25 June 2012
BASIX Compliance Statement	Issued by Edward Ball Constructions dated 30 July 2012
Glazing Certificate (Windows & Doors)	Issued by Stegbar dated 16 December 2011
Stormwater Drainage Compliance Certificate	Issued by Avalon Plumbing dated 25 June 2012
Structural Engineers Compliance Certificates (various)	Issued by Jack Hodgson Consultants Pty Ltd dated 6 March 2012 & 15 October 2012
Building Certificate	No. BC0026/12, issued by Pittwater Council dated 19 March 2012

BASIX Completion Receipt

Receipt no.: CR-1354935484027-A118913

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: Saturday, 08/12/2012



Principal certifying authority

Name:	Tom Bowden
Accreditation scheme:	BPB
Accreditation number:	0042

Final Inspection

Date of final inspection:	Friday, 01/06/2012
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BASIX Certificate details

BASIX Certificate no.	A118913
Project name	colley addition
Street address	18 wollstonecraft Avenue
Suburb	avalon
Postcode	2107
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 24/4/12

Address 18 Wollestoncroft Avenue Avalon

DA No. 2012/4686 CC No. 2012/4686 CDC No.

Requested by: Gerry Colley Ph No. 0418 229 795

OPTIONAL INSPECTIONS

- | | | |
|--|--|---|
| ☐ 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) <u></u> | | |

☒ An inspection of 1st floor bathroom 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 Bailey Accreditation No. BP60015 Date: 24/4/12
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 29/3/12

Address 18 Wallstonecraft Avenue Avalon

DA No. 2012/4686 CC No. 2012/4686 CDC No. 2012/4686

Requested by: Gerry Colley Ph No. 0418 229795

Control Stage Inspections

- | | | |
|--|--|---|
| ☐ 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 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.

Hoops iron nailed to under side of rafters
instead of the top, Engineer to certify the
variation as being structurally adequate

Signed: A Bailey
 Accredited Building Surveyor

Accreditation No. BP6005 Date: 29/3/12

K & J KING – ELECTRICAL CONTRACTORS

1 BINNOWEE PLACE, BAYVIEW NSW 2104

PO Box 658, Avalon 2107

ABN 73 352 194 357

Phone 0404 492623 – Email: kjkingelectrical@bigpond.com

LICENCE NO.184961C

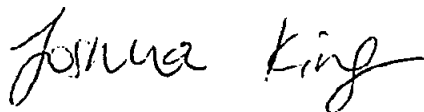
25 June 2012

To Whom It May Concern

RE: 18 Wollstonecraft Avenue, Avalon NSW 2107

This is to certify that 18 Wollstonecraft Avenue, Avalon has smoke detectors hard wired and linked together in compliance with AS 3786.

Regards,



Josh King

K & J King Electrical
0404 492 623

EDWARD BALL CONSTRUCTIONS
15/29 LAGOON ST NARRABEEN 2101
BUILDERS LIC NO 12573C

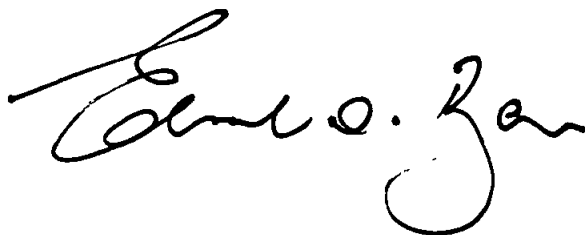
Attention Sally and Gerry Colley
18 Wollstonecraft Ave Avalon

Re Basix Compliance Statement for addition/renovations to the above address.

Insulation requirements have been supplied and installed as per BASIX Certificate no A118913 dated 29 July 2011

Windows and glazed doors have been supplied and installed as per BASIX Certificate no A118913 dated 29 July 2011. The nominated windows that face north have been installed with a pyrolytic low e-glazing as per the certificate.

Edward Ball
Builders Licence no 12573C

A handwritten signature in black ink, appearing to read 'Edward Ball', with a large, stylized flourish at the end.



Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address:	18 WOOLSTONCRAFT AVE	AVALON NSW 2107	LINDFIELD NSW 2070
Order Number:	121961		
Delivery Date:	16/12/11		

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Date

Fiona MacKitchie

16/12/11

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

RONALD BAI

17/5/2012

BUILDERS Lic 12573C

Ember



ABN: 44 083 286 668

19 Bareena Road, Avalon NSW 2107

Kenny: 0414 442 443 Sean: 0415 724 475

Edward Ball
Constructions.
Constructions

LIC: 98572C

25/06/2012

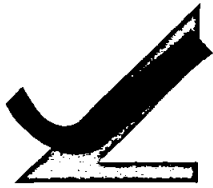
This letter is to certify that all plumbing works carried out by

Avalon plumbing at 18 Wolstonecraft Ave. Avalon .

Has been carried out in accordance with AS3500 and to local requirements.

- 1) That all plumbing and drainage works are to AS 3500.
- 2) Hot water has been commissioned and done so in accordance with sec. 8 AS 3500
- 3) That all shower heads, taps and toilets were done so in accordance with Basix certificate No A118913

S Bozic



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM 27842.

15th of October, 2012.

Page 1.

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

Dear Sir,

18 WOLLSTONECRAFT AVENUE, AVALON.

On the 6th of March, 2012 we wrote an inspection letter for the proposed development at the subject address for the wall and roof framing which included a rectification detail for a missing collar tie in the ceiling. In regards to the third point of the rectification detail it is structurally adequate for the hoop iron to be placed on the top or bottom of the rafters provided it extends one metre back from the ridge beam in both directions.

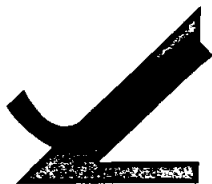
JACK HODGSON CONSULTANTS PTY. LIMITED.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM 27842.
6th of March, 2012.
Page 1.

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

Dear Sir,

18 WOLLSTONECRAFT AVENUE, AVALON.

On the 13th of February we inspected the completed floor framing for the proposed 2nd storey addition at the subject address. At the time of our inspection it was in accordance with our drawings 27842 – S1, AS 1684 and AS 1720.

JACK HODGSON CONSULTANTS PTY. LIMITED.

**J.D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926



ABN61 340837871
Telephone 02 9970 1111
Facsimile 02 9970 1200
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

Building Certificate No: BC0026/12

19 March 2012

GERALD STANLEY BENTON COLLEY
PO BOX 642
AVALON BEACH NSW 2107

Dear Sir/Madam

Application for a Building Certificate

Property: 18 WOLLSTONECRAFT AVENUE AVALON BEACH NSW 2107

Please find the enclosed Building Certificate issued in response to your application.

Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR



PITTWATER COUNCIL

ABN 61 340 837 871
Telephone 02 9970 1111
Facsimile 02 9970 1200
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

BUILDING CERTIFICATE NO: BC0026/12
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING

Property Address: **18 WOLLSTONECRAFT AVENUE AVALON BEACH NSW 2107**

Nearest Cross Street: **Elvina Avenue** Side of Street: **North eastern**

Classification of Building: **1a** Whole/Part: **Part of Building**

Description: **First floor roof, wall and floor framing**

Date of Inspection: **19/03/2012** Owner: **GERALD S B COLLEY & SALLY S COLLEY**

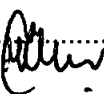
Legal Description of Land: **Lot 83 DP 12074**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by D P Surveying, dated 8/03/2012, Ref No 1124 and letters of structural certification by Jack Hodgson Consultants Pty Ltd dated 6/3/12 ref: MM27842.

Dated **19/03/2012**

Mark Ferguson
GENERAL MANAGER

per: 

Applicant's Name: **GERALD STANLEY BENTON COLLEY**
PO BOX 642, AVALON BEACH NSW 2107

NB:

- 1. An order made or proceedings taken in contravention of this certificate is of no effect.
- 2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.

Email: pittwater_council@pittwater.nsw.gov.au Web: pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street, Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road, Avalon

Support Services
Units 11, 12, 13 + 16/5 Vuko Place, Warriewood

Boondah Depot
1 Boondah Road, Warriewood