

RESIDENTIAL CERTIFYING SPECIALISTS

TRADING AS PAUL PEARCE

ACCREDITED CERTIFIER

BUILDING SURVEYOR

PRINCIPAL CERTIFYING AUTHORITY

PO BOX 547 WEST RYDE NSW 1685

PH: 9807 6823. FAX: 9807 6791. EMAIL: pwpearce@tpg.com.au



28TH SEPTEMBER 2015

GENERAL MANAGER

NORTHERN BEACHES COUNCIL

PO BOX 882

MONA VALE NSW 1660

Re: 136 AVALON PARADE, AVALON D/A N0317 / 14

Please find enclosed a copy of the approved Final Occupation Certificate, and the required lodgment fee for the above property.

Should you require further assistance in this matter please contact the undersigned.

PLEASE NOTE ALL OTHER CERTIFICATES SENT WITH IOC DATED 2ND MAY 2016

Yours sincerely

Paul Pearce

Receipt: 396875 PRVC

\$36.00

Consultancy Services for all Building and Development Requirements

Telephone: 0419 858 222

PO BOX 547, WEST RYDE NSW 1685

Facsimile: 9807 6791

FINAL OCCUPATION CERTIFICATE.

ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
SECTIONS 109C(1)(b), 81A(2) AND 81A(4)

APPLICANT

Name **MARIE & MATTHEW McLEOD**
Address: **136 AVALON PARADE**
AVALON BEACH NSW 2107

DEVELOPMENT APPLICATION

Development Consent No: **NO317 / 14**
Date of Determination: **21 OCTOBER 2014**

CONSTRUCTION CERTIFICATE

Construction Certificate: **CC / 054 / 15** **CC / 054 / 15 / 2**
Date of Determination: **03 MARCH 2015** **18 MARCH 2015**

SUBJECT LAND DETAILS

Address: **136 AVALON PARADE, AVALON BEACH**

BUILDING DETAILS

The building classification: **1A, 10B**
Description: **NEW SINGLE DWELLING INCLUDING A NEW POOL AND DRIVEWAY.**
CERTIFICATES REQUIRED.

DOCUMENTS VIEWED

* Copy of the Development Consent

- Copy of the Construction Certificate

MANDATORY INSPECTIONS PREFORMED:

03.03.15 PRE COMMENCEMENT
18.05.15 SLAB
03.09.15 FRAMES
03.12.15 POOL STEEL
30.03.16 WATERPROOFING & POOL FENCE
12.04.16 STORMWATER, POOL FENCE & FINAL

CERTIFICATES SUPPLIED & ATTACHED

SMOKE DETECTOR & ELECTRICAL CERTIFICATE SUPPLIED BY LINCEM ELECTRICAL SERVICES P/L
WATERPROOFING CERTIFICATE SUPPLIED BY STAYCLEAN COATINGS
TERMITE CERTIFICATE SUPPLIED BY MERIDIAN PEST MANAGEMENT
GLAZING CERTIFICATES SUPPLIED BY BRADNAMS WINDOWS AND DOORS P/L & SILVER STONE HARDWARE P/L
STRUCTURAL ENGINEER CERTIFICATES SUPPLIED BY STRUCTERRE CONSULTING ENGINEERS
STORMWATER CERTIFICATE SUPPLIED BY BULLETPROOF PLUMBING
CERTIFICATION OF POOL BACKWASH CONNECTED TO SEWER SUPPLIED BY OUTSIDE SIGNATURES P/L
ACOUSTIC REPORT FOR POOL FILTER SUPPLIED BY QUIET
SURVEY REPORTS SUPPLIED BY STRUCTERRE SURVEYING
ALL WORKS BUILT IN ACCORDANCE WITH AS 1684 SUPPLIED BY M.RYAN-NBS FRAME & TRUSS AND HORST LUECKL-G.J.GARDNER HOMES
INSULATION CERTIFICATE SUPPLIED BY BRADFORD
LANDSCAPE COMPLETION CERTIFICATE SUPPLIED BY FALLING LEAF LANDSCAPES
WORKS IN ROAD RESERVE COMPLETIONS CERTIFICATES BY PITTWATER COUNCIL & NORTHERN BEACHES COUNCIL
BASIX COMPLIANCE CERTIFICATION SUPPLIED BY G.J.GARDNER HOMES
POOL FENCE COMPLIANCE CERTIFICATE SUPPLIED BY PAUL PEARCE

INTERIM OCCUPATION CERTIFICATE

Approved / refused:

APPROVED

Date of Determination: 21 JUNE 2016

Occupation Certificate No: OC/ 126 / 2016

Certificate Details:

PAUL PEARCE certifies that he has been appointed as the Principal Certifying Authority under section 109E of the Environmental Planning & Assessment Act

A Development Consent is in force with respect for the building.

A Construction certificate has been issued with respect to the plans and specifications for the building

The building is suitable for occupation for use in accordance with its classification under the Building Code of Australia.

All work has been completed substantially in accordance with the approved D/A and CC.

The health and safety of the occupants have been taken into consideration

PRINCIPAL CERTIFYING AUTHORITY

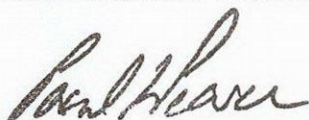
Certifying Authority:

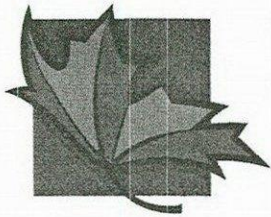
PAUL PEARCE
PO BOX 547
WEST RYDE NSW 1685

Accreditation No:

BPB 0322

SIGNATURE





FALLING LEAF

LANDSCAPES

design & construction

June 20th 2016

Client: Marie Mcloud 136 Avalon pde, Avalon NSW

NOTICE OF COMPLETION

Dear Marie Mcloud,

All Landscaping works undertaken by Falling Leaf Landscapes is 100 percent complete.

We Thank you for your final Invoice and hope you enjoy your new home.

Truly yours,

Tom Nelson
Director



Ross McWhirter, Project Leader Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629007

13 May 2016

Marie McLeod
136 Avalon Parade
AVALON NSW 2107

Dear Madam,

Re: Final Inspection of Works in Road Reserve at 136 Avalon Parade, Avalon

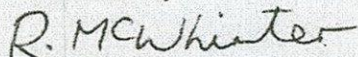
DA No. N0317/14 - Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 13 May 2016 at 10am.

The work has been completed in accordance with the approved application to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours sincerely



Ross McWhirter
PROJECT LEADER ROAD RESERVE MANAGEMENT

NORTHERN BEACHES COUNCIL

northernbeaches.nsw.gov.au

Ross McWhirter, Project Leader Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629007

16 June 2016

Marie McLeod
136 Avalon Parade
AVALON NSW 2107

Dear Madam,

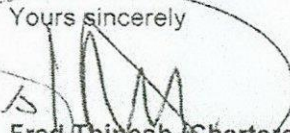
Re: Works in Public Road Reserve at 136 Avalon Parade, Avalon

DA No. N0317/14 – Compliance with condition E8

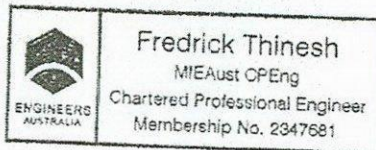
Further to the inspections by the Council Engineer, Council herewith certifies that the work in the public road reserve complies with Council's requirements.

Should you wish to discuss the matter further, please contact the above mentioned officer.

Yours sincerely


Fred Thinesh (Chartered Professional Engineer)
Manager, Urban Services
Northern Beaches Council

20 JUNE 2016.



1 Belgrave Street
Manly NSW 2095
ABN 57 284 295 198
t. 02 9976 1500 f. 02 9976 1400

Civic Centre, 725 Pittwater Road
Dea Why NSW 2099
ABN 57 284 295 198
t. 02 9942 2111 f. 02 9971 4522

Village Park, 1 Park Street
Mona Vale NSW 2103
ABN 57 284 295 198
t. 02 9970 1111 f. 02 9970 1200