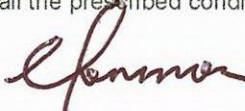


POSTED
03/10/15




FINAL OCCUPATION CERTIFICATE

Date Application Received	22-04-2015		
Council	Pittwater Council	DA Number	N0289/14
Occupation Certificate No.	2015-118-FOC	Date Approved	01-10-2015
CC No.	2015-118	Date Approved	26-03-2015
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Simon Olding	Contact Number	0412 272 699
Address	P.O. Box 375, Wahroonga NSW 2076		
OWNER DETAILS			
Name	Anne Olding		
Address	47 Mirrabooka Street, Bilgola NSW 2016		
DEVELOPMENT DETAILS			
Subject Land	180A Prince Alfred Parade, Newport NSW 2106	Lot No.	201 DP 1191485
Description of Development	Construction of a new garage/shed structure & associated driveway		
Class of Building	10a	Value of Work	\$45,000.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection Reports, Structural Engineers, Arborist Report, Glazing.		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Construction Certificate	30-04-15		
Timber Frame – prior to lining	09-09-15		
Block Wall Reinforcement (prior to pour)	MISSED		
Footings (prior to pour)	MISSED		
Slab Steel – prior to pour	12-08-15		
Final Inspection – issue of Occupation Certificate	09-09-15		
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 Development Application is in force for the building, (c) a current Construction Certificate has been issued for the building in respect to the plans and specifications for the building, (d) the building is suitable for its use under the Building Code of Australia, and (e) all the prescribed conditions of development consent have been satisfied. <p>Signed:  Date: 01-10-2015</p> <p>PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board</p>			

336 REC: 386460 16/10/15.

一、《说文解字》：许慎著，系统分析汉字字形、字义、字音的著作。

INSPECTION REPORT 6711

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <u>SIMON - 0412 272 699</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>180a PRINCE ALBERT AVE, NEWPORT</u>	
INSPECTION TYPE	
<u>SLAB</u>	
INSPECTION OUTCOME	
Certifier Opinion	Action Required (read with NOTES below)
<input type="checkbox"/> Inspection stage is Satisfactory	<input checked="" type="checkbox"/> NO re-inspection required
<input checked="" type="checkbox"/> Inspection stage is Satisfactory subject to Action Required	<input type="checkbox"/> Re-inspection required
<input type="checkbox"/> Inspection stage is Not Satisfactory	<input type="checkbox"/> Tick if result has also been given verbally
NOTES	
<ul style="list-style-type: none"> - <u>SLAB REINFORCEMENT INSITU</u> - <u>ALL GENERALLY DONE SATISFACTORILY</u> - <u>SLABS LOCATION DETERMINED FROM SURVEYORS</u> - <u>SET OUT PEGS OF BOUNDARIES LOCATION</u> - <u>ENGINEER TO INSPECT & TO PROVIDE REPORT</u> - <u>AS DISCUSSED W/OWNER ON SITE MAX. TRANSITIONAL GRADIENTS 1:10 FOR 1.5m (MIN.)</u> - <u>AS DISCUSSED W/OWNER ADEQUATE SUB SURFACE DRAINAGE IN PLACE</u> 	
 Accredited Certifier - BPB <u>1714</u>	<u>12/8/2015</u> Date

FORM Building Certifiers Pty Ltd ABN 76 134 030 710 | PO Box 1824, Dee Why NSW 2099 | T/F +61 2 8021 9313 | info@formbc.com | www.formbc.com

RECORD OF MISSED INSPECTIONS

Under Clause 162C of the EP & A Regulation

Site address: 180A Prince Alfred Parade, Newport

Construction Certificate No: 2015-118

Development Consent No.: N0289/14

Principal Certifying Authority: Craig Formosa

Accreditation No. BPB0124

Principal Contractor: Owner Builder

Building work: Construction of a new garage/shed structure and associated driveway

BCA Classification: 10a

Missed Inspection Schedule:

Type of Inspection	Result
<ul style="list-style-type: none"> ○ After excavation for, and prior to the placement of, any footings; ○ Prior to pouring in-situ reinforced concrete building element, 	Missed
	Missed

Reasons for missed inspections:

- The principal contractor was not aware that only an accredited certifier could carry out the above critical stage inspection.

PCA's Statement:

- I am satisfied that the work that would have been the subject of the missed inspection was satisfactory.

Documentary Evidence Relied Upon:

- Structural Engineers Certificate

Craig Formosa

Principal Certifying Authority

Per letter sent to owner



KNEEBONE, BERETTA & HALL PTY LTD

CONSULTING STRUCTURAL & CIVIL ENGINEERS
ACN 002 419 767 ABN 36 822 442 203

4 Macquarie Avenue PENRITH NSW 2750

PHONE: (02) 4731 3833

FAX: (02) 4721 5442

email : kbhallengineers@gmail.com

WEB SITE: www.kbgconsulting.com

Member of:



Ref : 101800-C1
Date : 11 September 2015
Mr Simon Olding
180A Prince Alfred Pde Newport NSW

PROPOSED GARAGE AT 180A PRINCE ALFRED PDE NEWPORT CERTIFICATION OF CONSTRUCTION

This is to certify that inspections were made of the new retaining wall, concrete ground floor slab and footings, driveway extension slab and of the erected wall, floor and roof framing for the above garage during construction, the final inspection being made on 2.9.15.

We are satisfied that the following work has been properly carried out in accordance with the details noted and our instructions and is structurally adequate to support loads as required by AS/NZS 1170.1 & 2, AS 2870, AS 1684 and the structural provisions of the BCA.

Wind area – N2 in accordance with AS4055.

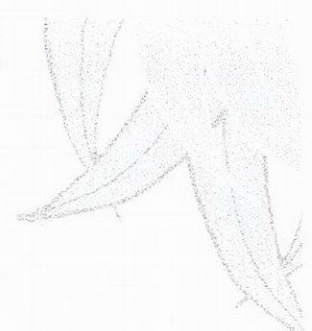
1. 3.0m maximum high retaining wall – 200UC52.2 posts @ 2750 centres embedded into 600mm dia x 1800mm deep concrete footings with 150mm thick concrete precast planks in between – details certified by us Ref 101800 dated 10.7.15.
2. Ground floor slab and footings – our drawing 101800-1
3. Driveway extension slab – 100mm thick, SL 72 mesh top – location as shown on approved site/landscape plan.
4. Timber wall, first floor and roof framing – floor framing and steel beams as detailed on our drawing 101800-1. Wall and roof in accordance with AS 1684 for an N2 wind area.

Approved by

Trevor B Hall BSc(Eng) FIEAust CPEng RPEQ 5081
Senior Design Engineer/ Managing Director
KNEEBONE, BERETTA & HALL PTY LTD

Date prepared: 14 September 2015

**PRIORITY
TREE SERVICES**



Re: Development at 180A Prince Alfred Parade, Newport, NSW

Development Application No; DA/NO289/14

Dear Simon,

This certificate is in reference to our site meeting on 12 September 2015 at the above site address.

The meeting was in regards to certifying tree works have been carried out in compliance with the Arborist report written by Jack Williams of Priority Tree Services dated 21 December 2014 and trees marked for retention have been left in a viable condition upon completion of works. A Project Arborist has not been appointed to the site to my knowledge. I carried out a visual inspection only.

To summarise in brief, three trees on site have been marked for retention on site as stated in section 9.3 of the recommendations section in the Arborist report.

Tree 7 has been left in a viable condition with no visible damage or disruption above ground. I have been informed services are to be connected above the root system and no trenching or root disturbance is to be carried out.

Tree 12 has been left in a viable condition with no visible damage or disruption above ground, the slab for the garage has been constructed on the bedrock, allowing the slab to be constructed in close proximity to the structural roots of tree 12 with no impact to the roots.

Tree 13 I have been informed was damaged during construction to the point removal was required for safety reasons. As the tree was removed before my site visit I did not observe the damage therefore cannot make comment. I have been informed the landscape plan has the intention to re-plant several native trees on the site that have been selected from the Pittwater Councils preferred planting list.

All other tree works/removals have been carried out in compliance with the Arborist reports specifications.

Regards,


Hugh Millington

Diploma of Arboriculture (AQF5)
NC Forestry and Arboriculture III (UK)
RFS Tech. Cert. II (UK)
0450554715
9482 5353

GLAZING COMPLIANCE CERTIFICATE

Customer Name:	Simon Olding	Supply Address:	180 Prince Alfred Pde, Newport NSW 21066
GEM PO Number:	CH1201	Certificate Date:	18/09/2015
WPK Number	700653	Notes:	

DETAILS:

GEM Windows and Doors has supplied products to Simon Olding for installation at the premises of 180 Prince Alfred Pde, Newport NSW 2106 as per details on their purchase order number CH1201.

Windows and Doors manufactured to N1 requirements.

Bushfire Prescriptive Measures AS3959 – NA

SSW Tested to AS1530.8.1 on the 17/07/2013 EWFA Report Number 2859500

Second storey windows fitted with restricted to comply with part 3.9.2.5 of the BCA

As per specifications supplied, all products are glazed to comply with AS1288-2006 Glass in Buildings – Selection and Installation and AS2047-2015 Windows in Buildings – Selection and installation.

It should be noted that it is the builder's responsibility to ensure windows are correctly located in the building as per the plans and specifications, so that windows are fully compliant.

Yours Sincerely



Anna Lamont
Manager
GEM WINDOWS & DOORS