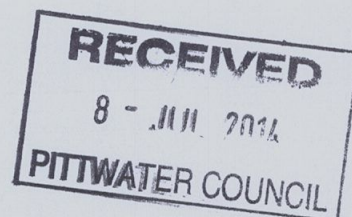


-4 JUL 2014



General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0194/12
Construction Certificate No. 2012/4962

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

1. Occupation Certificate No.
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,

A handwritten signature in blue ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

R 362 598

8/7/14

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: 2012/4962

Land to which this certificate applies:

Address: 19 Sturdee Lane, Elvina Bay

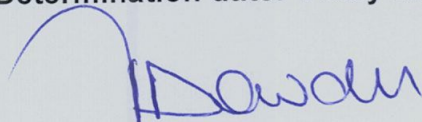
Lot No: 6 DP No: 8013

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. N0194/12 is in force for this development.
- Construction Certificate No. 2012/4962 has been issued with respect to the plans and specifications for alterations and additions.
- 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.

As this property is located on bushfire prone land all bushfire protection measures as required by conditions of the above Development Consent are to be maintained for the life of the building.

Determination date: 4 July 2014



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	21/01/2013
Excavation for footings	Inspected	08/02/2013
Prior to pouring of any in-situ reinforced concrete	n/a	
Prior to the covering of any framework	Inspected	22/04/2013
Prior to covering waterproofing in any wet area	Inspected	20/05/2013
Prior to covering any stormwater drainage connections	Inspected	08/10/2013
Other required inspections		
Final Inspection	Inspected	08/10/2013

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

Termite Barrier Compliance Certificate	Issued by RW Stidwell Constructions Pty Ltd dated 10 March 2014
Smoke Alarms	Certificate of Installation issued by SIMS Electrical Services Pty Ltd dated 9 May 2012.
Structural Engineer's Compliance Certificate	Issued by Jack Hodgson Consultants Pty Ltd dated 5 December 2013, accompanied by a Compliance Statement & photo issued by RW Stidwell Construction Pty Ltd
BASIX Compliance Statement (various)	Issued by RW Stidwill Constructions Pty Ltd dated 10 March 2014, accompanied by a Glazing Compliance Certificate issued by Scar Top Joinery dated 12 June 2014
Geotechnical "Form 3" Certificate	Issued by Jack Hodgson Consultants Pty Ltd dated 14 March 2014.

BASIX Completion Receipt

Receipt no.: CR-1404610915550-A137683

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: Sunday, 06/07/2014



Principal certifying authority

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

Final Inspection

Date of final inspection: Tuesday, 08/10/2013

BASIX Certificate details

BASIX Certificate no.	A137683
Project name	J JAMES
Street address	19 STURDEE LANE Lane
Suburb	ELVINA BAY
Postcode	2105
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 8/2/13

Address : 19 Sturdee Lane Elmina Bay

DA No. : CC No. 2012/0962 CDC No.

Requested by: Colin Ph No. 0414 972337

Critical 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 piers & rear 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.**

Piers all to even bearing.

Geotechnical Engineer to certify foundation material
Engineer to certify modification to stair detail

Signed:

A Bailey
 Accredited Building Surveyor

Accreditation No.

BPP0015

Date:

8/2/13

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 22/4/13
 Address : 19 Sturdee Lane Elmina Bay
 DA No. : _____ CC No. 2012/4962 CDC No. : _____
 Requested by: Cole Ph No. 0414 972 337

Critical 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.**

Framing satisfactory

Signed: A. Barley Accredited Building Surveyor Accreditation No. BPB0015 Date: 22/4/13

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 20/5/13

Address: 19 Sturdee Lane Blvina Bay

DA No. CC No. 2012/4962 CDC No.

Requested by: Cal Ph No. 0414 972 337

Critical 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 waterproofing to 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. Barber Accreditation No. BPB0011 Date: 20/5/13
Accredited Building Surveyor



10.3.14

Property: 19 Sturdee Lane Elvina Bay 2105

BASIX Certificate No. A137683

Dated 1.5.2012

Insight Building Certifiers

Tom Bowden

In relation to final matters mentioned in your letter dated 18.10.2013

Please be advised that there was no requirement for a licensed Pest Controller to attend works completed at the above mentioned site. A visual inspection can be obtained on the complete existing structure at every possible entry point.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c.



Electrical Services Pty Ltd

Wednesday, May 9, 2012

P.O. Box 313
Church Point NSW 2105
p/f 02 9997 2508

energy@simselectricalservices.com.au
simselectricalservices.com.au

Licence No: 178918C
ABN: 73 499 017 825

SMOKE ALARM COMPLIANCE

This is to certify that there are 2 x hard wired smoke alarms have been installed and interconnected over three levels according to AS3786 at 19 Sturdee Lane Elvina Bay.

Chris Sims
Sims Electrical Services Pty Ltd

Insight Building Controls

Tom Bowden

In relation to this document mentioned in your letter dated 18.10.2012

Please be advised that there was no requirement for a Licensed Part Controller to attend works completed at

the above mentioned site. A visual inspection can be obtained on the complete existing structure at every

possible entry point.

Should you require further information, please do not hesitate to contact us.

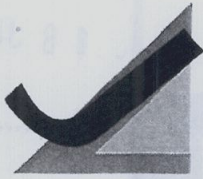
Yours sincerely,

Ryan Stidwill

R W Stidwill Construction Pty Ltd

Licensed Builder

LLX03040



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM 27535.
5th December, 2013.
Page 1.

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

Dear Sir,

19 STURDEE LANE, ELVINA BAY.

On the 18th of April, 2013 we inspected works carried out for the proposed alterations and additions at the subject address.

At the time of our inspection, the framing works were in accordance with our structural plans 27535-S1 Rev B submitted to council, the relevant Australian standards AS 1170.1, AS 1170.2, AS 1684.2, AS 1720.1, AS 3600, AS 3700 and AS 4100 and our on-site instructions.

After inspecting the completed additions, the builder Col Yelavic, queried as to whether an existing timber post could be removed that is supporting the new first level addition as well as the ground floor roof. As per our email correspondence on the 30th of April, 2013, we recommended that for the existing 265 x 95mm timber beam to be structurally adequate for its new span of 4.75m, it would require two 240 x 12mm steel plates bolted with 2/M12's at 600 centres and 2/M16's at the support points. If the post is to be removed, the above guidelines are to be adhered to, to ensure that the structure meets the criteria in the above relevant Australian standards and our recommendations.

JACK HODGSON CONSULTANTS PTY. LIMITED.

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

18 JUN 2014



BY:

10.3.14

Property: 19 Sturdee Lane Elvina Bay 2105

BASIX Certificate No. A137683

Dated 1.5.2012

Insight Building Certifiers

Tom Bowden

In relation to instructions as per letter issued by Jack Hodgson Consultants Pty Ltd dated 5th December 2013, we wish to advise that the required work was carried out and completed to comply with the recommendations stated by Jack Hodgson Consultants Pty Ltd, to ensure that the structure met the criteria in the relevant Australian standards as stated in the referring letter.

Attached is a photo image of the steel beam in location for your reference.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c.



18 JUN 2014



10.3.14

Fixtures BASIX Component Certificate

Property: 19 Sturdee Lane Elvina Bay 2105

BASIX Certificate No. A137683

Dated 1.5.2012

This hereby certifies that the works have been inspected and completed in accordance with the appropriate Australian Standards and conditions of development consent N0194/12.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



10.3.14

Insulation BASIX Component Certificate

Property: 19 Sturdee Lane Elvina Bay 2105

BASIX Certificate No. A137683

Dated 1.5.2012

This hereby certifies that the works have been inspected and completed in accordance with the Australian Standard AS/NZS 4859.1 and conditions of development consent N0194/12.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



18 JUN 2014

10.3.14

Lighting BASIX Component Certificate

Property: 19 Sturdee Lane Elvina Bay 2105

BASIX Certificate No. A137683

Dated 1.5.2012

This hereby certifies that the works have been inspected and completed in accordance with the appropriate Australian Standards and conditions of development consent N0194/12.

Should you require further information, please do not hesitate to contact us.

Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



10.3.14

Rainwater Tanks BASIX Component Certificate

Property: 19 Sturdee Lane Elvina Bay 2105

BASIX Certificate No. A137683

Dated 1.5.2012

This hereby certifies that the following water tanks have been installed on this property:

- 1 Slim line 1,000L tank located behind the boatshed
- 2 Round 10,000L tank located in the garden, rear of the property
- 1 Slim line 750L tank located on the left side of the house

All feed from the roof of the house.

Should you require further information, please do not hesitate to contact us.

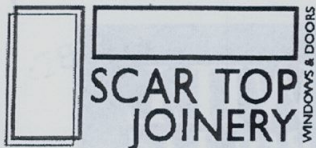
Yours sincerely,

Ryan Stidwill

R W Stidwill Constructions Pty Ltd

Licensed Builder

L170304c



Sales
Unit 9/92a Mona Vale Road
Mona Vale NSW 2103
P: 02 9979 7482
F: 02 9979 7681

Sales/Factory
11 Ketch Close
Fountaindale NSW 2258
P: 02 4389 7222
F: 02 4388 4550

Accounts
PO BOX 5011
Chittaway Bay NSW 2261

18 JUN 2014

BY:



Compliance Certificate

Scar Top Joinery is a participating member of the **AWA Accreditation Program**. We provide a **7 year Guarantee** against faulty workmanship and materials (Refer to Manufacturer's Warranty), we are committed to the **Industry Code of Conduct** and have met the requirements of the annual AWA **Compliance Audit** conducted by a NATA accredited audit.

The manufacturer certifies that the windows and doors supplied to:

Delivered to: 19 Sturdee Lane, Elvina Bay – May 2013

have been manufactured to comply with the Australian Window Standard **AS2047** and Glass Standard **AS1288** including human impact requirements as specified in Basix Certificate number: **A137683 issued 1st May 2012**

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings.

Nick Harley :

Date: 12th June 2014

Visit the website: www.awa.org.au for accreditation details

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation
Certificate or Subdivision Certificate

Development Application for	Name of Applicant
Address of site <u>19 STURDEE LANE ELVINA BAY</u>	

Declaration made by geotechnical engineer on completion of the Development

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

on this the 14/03/2014

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify the organisation/company a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED EXTENSIONS AT 19 STURDEE LANE ELVINA BAY
Report Date: 11/04/11
Author : BEN WHITE
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

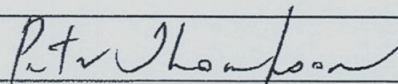
- ☒ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ 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. dated 12/09/2012.

D.A. No N0194/12 Date consent given 12/09/2012.

- ☒ has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans 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.

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Signature	
Name	PETER THOMPSON
Chartered Professional Status	MIE Aust CPEng
Membership No.	146800
Company	Jack Hodgson Consultants Pty Ltd