

12 March 2010

Our ref.: 080152

The General Manager
Manly Council
PO Box 82,
Manly NSW 1655

Dear Sir/Madam,

**Re: 23 Margaret Street Fairlight
Occupation Certificate No. 080152**

Development application No.: 187/08

Private Certifiers Australia have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 080152
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,



Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

\$30.00
R/W 682070
As 19/3/2010

FINAL OCCUPATION CERTIFICATE 080152 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: Nic & Jo Lanzarone
Address: 23 Margaret Street FAIRLIGHT NSW 2094
Contact Details: **Phone:** 9949 9487 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Nic & Jo Lanzarone
Address: 23 Margaret Street FAIRLIGHT NSW 2094
Contact Details: **Phone:** 9949 9487 **Fax:**

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 187/08 **Date issued:** 25/11/2008
Construction Certificate No: 080152 **Date issued:** 1/12/2008

PROPOSAL

Address of Development: 23 Margaret Street Fairlight NSW 2094
Building Classification: Lot 11 DP 584420
Scope of building works covered by this Notice: 1
Additions & Alterations to existing dwelling rear & First floor extensions, balconies, front access & re-roof
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. ACC BPB0170

I, Grant Harrington as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A Construction Certificate has been issued with respect to the plans and specifications for the building;
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;
- Where required, a final Fire Safety Certificate has been issued for the building;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

DETERMINATION

Approval dated this: 12/03/2010



Grant Harrington

Accredited Building Surveyor

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Occupation Certificate Application Form	Nic Lanzarone		
Certificate of Compliance Smoke Detectors	Paul Dwyer Electrical Services		19/02/2010
Installation Certification Shower Screen Glazing	Nic Lanzarone		3/03/2010
Tax Invoice Supply and Fit frameless glass for pool fencing	Palmers Glass		19/02/2010
Quote to supply toughened Frameless Glass	Classic Wardrobes & Showerscreens		16/11/2009
Installation Certification Waterproofing and wet areas/membranes	Nic Lanzarone		19/09/2009
Installation Certification Termite Protection	Nic Lanzarone		19/02/2010
Tax Invoice Termite Barrier under slab	Pestsolve		19/02/2010
Certificate of Installation Termite Management System	Subterranean Termite Management Systems		22/12/2008
Basix Compliance statement	Nic Lanzarone		22/12/2008
Mandatory Inspection Reports	PCA Services		
Photograph of pool fencing	Nic Lanzarone		11/03/2010

12 March 2010

Our ref.: 080152

Nic & Jo Lanzarone
23 Margaret Street
FAIRLIGHT NSW 2094

Dear Sir & Madam,

**Re: 23 Margaret Street Fairlight
Occupation Certificate No. 080152**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Manly Council for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. Private Certifiers Australia would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,



Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

Private Certifiers Australia

OCCUPATION CERTIFICATE APPLICATION FOR COMPLYING DEVELOPMENT

Made under the *Environmental Planning and Assessment Act 1979*
Sections 109C(1)(c) & 109H

TYPE OF APPLICATION

Tick Appropriate Boxes

- ☐ Interim Certificate
☒ Final Certificate
☐ Change of Building Use of an Existing Building
☒ Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address 23 Margaret St
Lot, DP/MPS etc LOT 11 DP 584420
Suburb or town FARLINGTON Post Code 2094

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Alterations/additions to dwelling including
rear & 1st flr. extensions, balconies, new
pedestrian access & new roof.

RELEVANT CONSENTS

Complying Development

CDC No. DA 187/08 Date 25.11.08

Owner

NIC + JO LANZARONE

Note: only the owner can apply for an OC

Name _____ Company _____
Address 23 Margaret Street
Suburb or town FARLINGTON Post Code 2094
Phone B/H 99499487 Fax No _____
Mobile 0409082995 Email nlanzaro@bigpond.net

As the applicant/ Owner, I/we hereby;

1. Submit this Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Complying Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature Owner:

N. Lanzarone Sign _____ Date 19/2/10
Joe

PAUL DWYER ELECTRICAL SERVICES

32 HUNTER ST, NORTH BALGOWLAH. 2093.

PH: 0411-701-573 E-MAIL pdelectrical@bigpond.com

GOLD LIC. NO: 59272C

A.B.N. 94-927-592-877

To: Nick Lanzarone
23 Margaret st,
Fairlight.

Date: 3/3/10

Smoke Detectors:

This letter is to confirm that 5 x 240 volt with battery backup smoke detectors have been installed at the above address in accordance with AS: 3786.

Thank you,
Regards,
Paul Dwyer.

INSTALLATION CERTIFICATION

PROJECT: DA 187/08
ADDRESS: 23 MARGARET STREET FAIRLIGHT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, NIC LANZARONE of
(Name of Certifier) (Firm)
23 MARGARET ST. FAIRLIGHT
(Address)

hereby certify:-

That the ... **Shower Screen Glazing** .. installed in the building
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
..... **Part 3.6.9 Glazing**
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards: ... **AS 1288, 2047**
- e) Other practices or standards relied upon for this certification:
- f) Exclusions: YES/NO

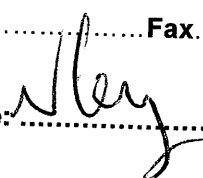
Full Name of Certifier: NICOLAS LANZARONE

Qualifications and
experience:

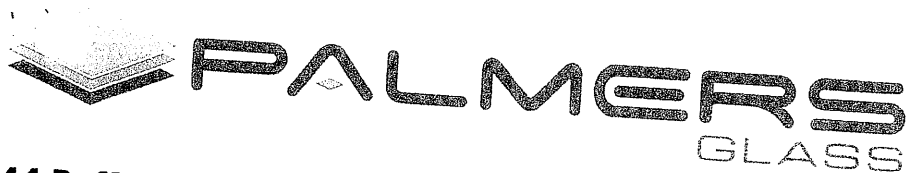
Address of Certifier: 23 MARGARET ST FAIRLIGHT

Phone numbers:

Bus. Fax. Mob. 0449 002995

Signature: 

Date: 19/2/10



44 Buffalo Road
Gladesville NSW 2111

Phone: 9808 1344
Fax: 9809 7213

A.B.N.68 054 148 560

Tax Invoice

Invoice #: 00019370
Date: 16/11/2009
Customer P/O #:

Invoice To:

Nick Lanzaro
23 Margret St
Fairlight NSW 2092

Job Address:

Nick Lanzaro
23 Margret St
Fairlight NSW 2092

Description

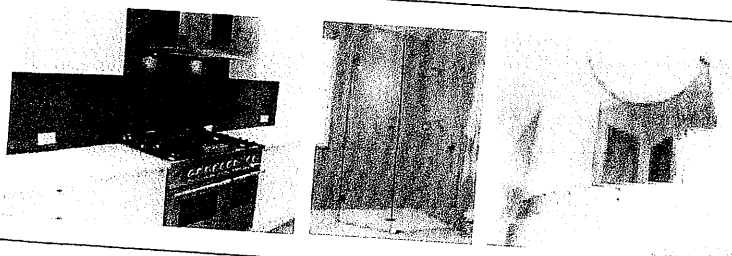
Terms: C.O.D

To supply and install 12mm clear toughened frameless glass fixed into concrete rebate to create pool fence complete with 1 x 12mm clear toughened frameless glass gate on hydraulic floor spring.
Lineal Meters: 7.06

Amount

\$4,150.00

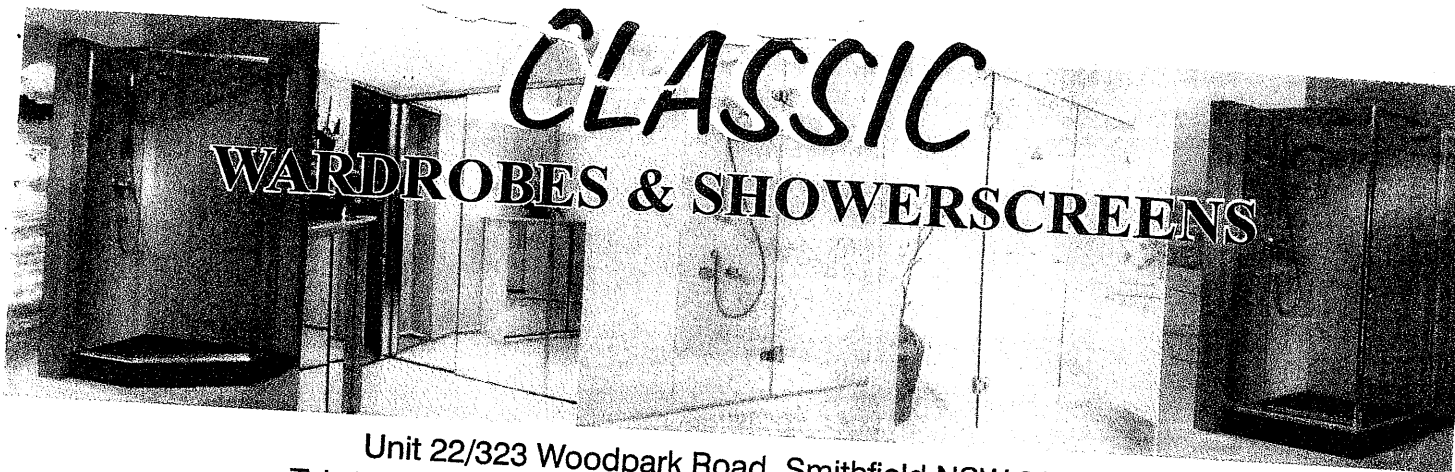
BSB: 062 245 A/C: 28023748



GST: \$415.00
Total Inc GST: \$4,565.00
Amount Applied: \$1,369.00

Balance Due: \$3,196.00

All costs incurred in the process of recovering any debts associated with this invoice will be added to the final account



CLASSIC

WARDROBES & SHOWERSCREENS

Unit 22/323 Woodpark Road, Smithfield NSW 2164
 Tel: 0410 654 757 • Fax: 9609 1290 • Mobile: 0423 212 883
 ABN 22 980 931 017

Name: Nick Lanzarone

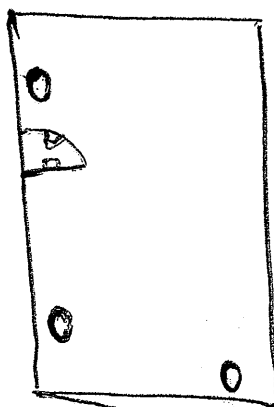
Address: 23 Margaret St
 Fairlight

Telephone: 0409002995-

Quote No. 6381

Date: 19/09/09-

10mm CLEAR TOUGHENED FRAMELESS GLASS.



2 - finish size.
 2099

Ball \$1300-

830 = Finish size + 5mm + 1x Waterbar -> 411.

Deposit Paid \$250-

WALL 2138



1300 3mm

WATER BAR -> 700-

Glass 10mm Clear Frame End Panel Hanging
 Drawers Shelves Uprights Top Shelf

Details

Down Stairs Bath Chrome
 Patch Fittings-

TOTAL \$ 1550.00-

INSTALLATION CERTIFICATION

PROJECT: DA 187/0
ADDRESS: 23 Margaret St FAIRLIGHT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, Nic Lanzarone of
(Name of Certifier) (Firm)
23 Margaret St FAIRLIGHT
(Address)

hereby certify:-

That the **Water Proofing and Wet Areas/ Membranes** installed in the building
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
..... **Part 3.8.1 Wet areas, Performance Requirements P2.4.1**
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards:.... **AS3740 2004**
- e) Other practices or standards relied upon for this certification:.....
.....
- f) Exclusions: ~~YES~~/NO

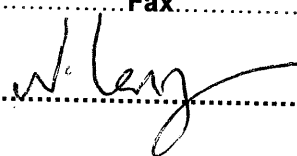
Full Name of Certifier: NICOLAS LANZARONE

Qualifications and
experience:

Address of Certifier: 23 Margaret Street FAIRLIGHT

Phone numbers:

Bus Fax Mob. 0409002995

Signature:  Date: 19/2/10

Waterproofing Certification Supporting Information

Product Used: Duram Multithane (Standard and UV)

Description: Multithane is a single pack, liquid applied, moisture curing, self levelling, waterproofing membrane which cures to form a seamless, tough, durable, elastomeric (class 3) waterproofing membrane. Multithane is suitable for above and below ground applications.

Application: Ensured surfaces were sound, stable, dry, clean and free of dust. All surfaces were suitably primed with Duram Primeseal and allowed to dry.

Corners had flexible polyurethane sealant applied and tooled off to form a solid, coved or 45° fillet extending 10mm on to the adjacent surfaces. Allowed to cure and applied the Duram membrane directly over the sealant and on the adjacent surfaces. Corners were taped as below.

All joins, gaps and cracks were suitably filled and sealed with an elastomeric sealant, and allowed to cure. After priming, as required, a strip of bond breaker tape was applied over the join or crack pressing it firmly on to the substrate and applied Mulithane. A full coat of Duram membrane is then applied directly to the tape and extended 75mm on to the adjacent surfaces.

An additional two coats of membrane was applied once tape was in place, allowing for curing in all coats.

INSTALLATION CERTIFICATION

PROJECT: DA 187/08
ADDRESS: 23 MARGARET STREET FAIRLIGHT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2..

I, NIC LANZARONE of
(Name of Certifier) (Firm)
23 MARGARET ST. FAIRLIGHT.
(Address)

hereby certify:-

That the **Termite Protection** installed in the building
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
..... Part 3.1.3 Termite Risk Management.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards: AS3660.1
- e) Other practices or standards relied upon for this certification:.....
.....
- f) Exclusions: YES/NO.....

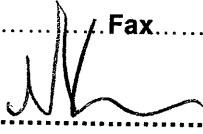
Full Name of Certifier: NICOLAS LANZARONE

Qualifications and
experience:

Address of Certifier: 23 MARGARET ST FAIRLIGHT.

Phone numbers:

Bus Fax Mob 0409 002 995

Signature: 

Date: 19.2.10

Ian - 8m FR1

PESTSOLVE

ABN 64 629 956 682

19 Pitt Street Manly Vale, NSW 2093

9948 3984 OR 0414 802 054 fax 9948 3984

Tax Invoice

2935

LIC. NO.
3148

INVOICE

Customer

Name Mr Nick Lanzaroni
Address 23 Margaret Street
FAIRLIGHT 2094
Phone 0409 002 995

Date 22/12/2008
Order No.
Rep 1

Qty	Description	Unit Price	TOTAL
	Pre-construction under slab termite barrier @120/m	\$11000/m	132

Payment Details

- ☐ Cash
☒ Cheque
☐ Direct Deposit

Pestsolve BSB 062197
A/C No 10301277 C'wealth Bank

SubTotal \$132
GST 13-20
TOTAL 145 20

PLEASE PAY ON INVOICE

Pest control with care!

ACCREDITED RSA
CONSULTANT

SUBTERRANEAN TERMITE MANAGEMENT SYSTEMS

CERTIFICATE OF INSTALLATION

in accordance with AS 3660.1

Page 1 of 4

New Building Work Only

Certificate No: NL 221208

Form: C2 - 2005

IMPORTANT INFORMATION This "Subterranean Termite Management Systems Certificate of Installation in accordance with AS 3660.1" (hereinafter called "The Certificate") is issued subject to the Terms & Conditions set out in Clause A.1 of this document.

NAME OF BUILDING OWNER: _____

NAME OF CLIENT (which may be same as above): NICK LANZARONE

PROPERTY AT: 23 MARGARET ST FAIRLIGHT

PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT

METHOD OF TERMITE MANAGEMENT This Certificate confirms the installation of a management system(s).

Date the work was completed: 22.12.08

Details of termite barrier(s) installed (include whether a single or integrated termite barrier has been installed, the name of the barrier, method of installation and any specific maintenance recommendations):

PRE-CONSTRUCTION UNDER CONCRETE SLAB TERMITE
BARRIER

Where applicable, specify registered chemical used:

Name of Chemical: BIFEX Active constituent used: 100% Bifenox

Concentration applied: 500/100 Total volume used: 80Lms

The expected life of any under floor chemical barrier is: 10 years

The expected life of any external chemical barrier is: _____

Details of any other system component installed (e.g. monitoring stations):

Specify any specific limitations and additional advice (include any limitations to the installation of the barrier or the ability to maintain or inspect, which may have occurred due to the design or construction of the building or the requirements of the client):

(i) This Certificate only applies to the work of this Installer. It does not apply to the work of any other installer.

Continued on Page 3.

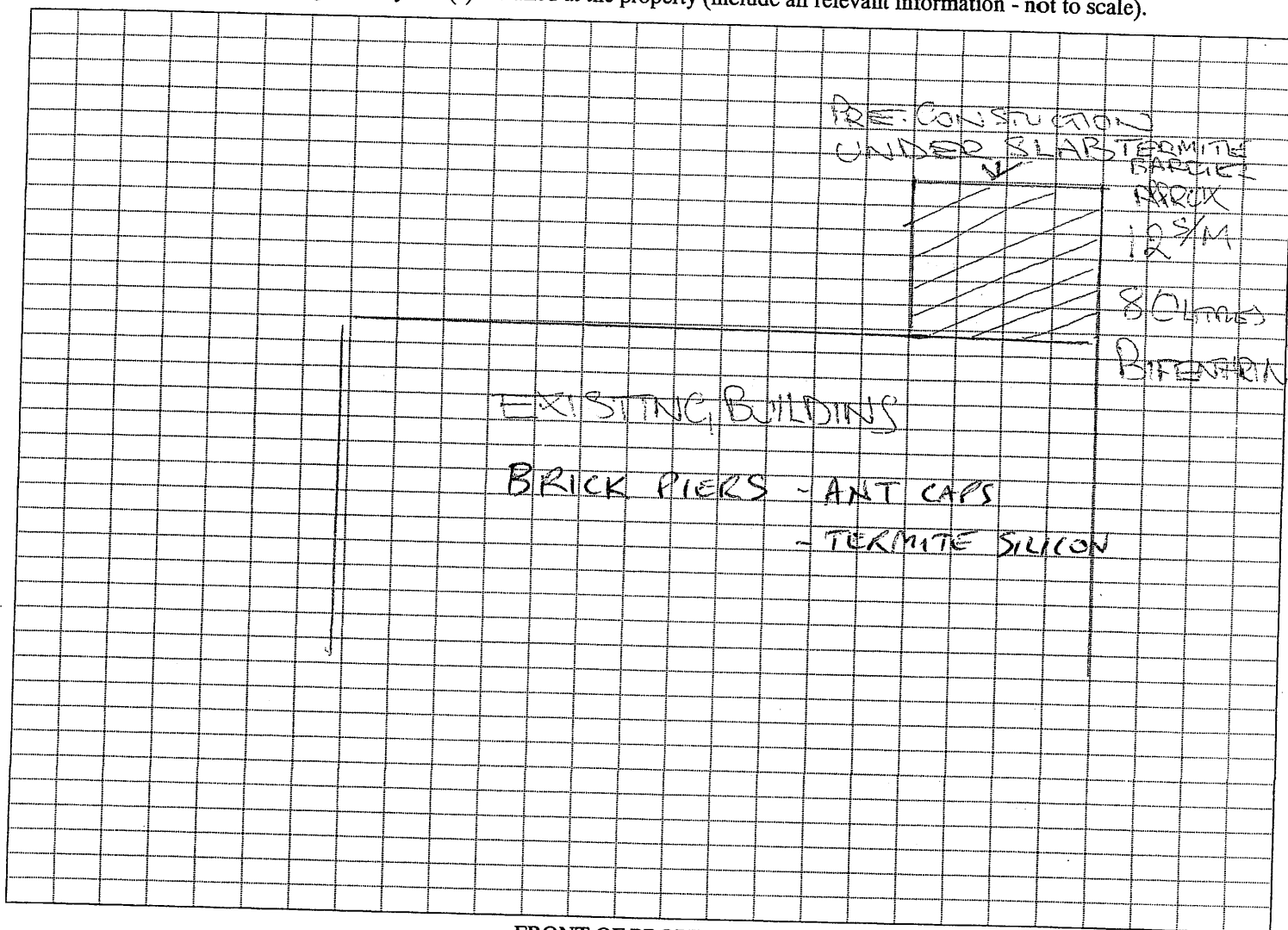
© Copyright Report Systems Australia Pty Ltd

DURABLE NOTICE The notice advises the Building Owner or others that a termite management system(s) has been installed.
A durable notice has been permanently fixed to: ELECTRIC BOX

INSPECTIONS

As no guarantee of the success of termite procedures can be given (see Clause A.1, Limitation No. 2) regular inspections are always considered essential. Inspections to help detect termite activity are recommended at _____ monthly intervals.

SITE PLAN – Show management system(s) installed at the property (include all relevant information - not to scale).



LEGEND (include any symbols or abbreviations):

Under floor barriers: ////

External barriers: _____

Pipe penetrations: _____

Other: _____

Approximate relationship
of the property to NORTH

CERTIFICATION This document certifies that the installation of subterranean termite management system(s) described in this Certificate have been carried out in accordance with Australian Standard AS 3660.1.

COMPANY NAME (where applicable): PESTSOLVE

NAME OF INSTALLER: IAN McPHERSON - LIC 3148

NAME OF PERSON RESPONSIBLE FOR THE INSTALLATION: _____

ADDRESS: 19 PITT ST MANLY VALE

PHONE: 9948 3984

FAX: 9948 3984

MOBILE: 0448 020 54

AUTHORISED SIGNATORY: [Signature]

DATE OF ISSUE: 22.12.08

Basix Compliance.

Lighting: Exceeded requirements of Drawing 0706/DA1001 by Jean Stewart. Stamped DA Consent 187/08

Fixtures: Met all requirements of Drawing 0706/DA1001 by Jean Stewart. Stamped DA Consent 187/08

Insulation: Met or exceeded requirements of Drawing 0706/DA1001 by Jean Stewart. Stamped DA Consent 187/08

Windows and glazed doors: Met all requirements of Drawing 0706/DA1001 by Jean Stewart. Stamped DA Consent 187/08

Skylights: Met all requirements of Drawing 0706/DA1001 by Jean Stewart. Stamped DA Consent 187/08

BASIX Requirements completed in full.

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - WET AREA

OWNER DETAILS

Name of person having benefit of the development consent: Nic & Jo Lanzarone
Address: 23 Margaret Street FAIRLIGHT NSW 2094
Contact Details: 9949 9487

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 187/08 Date issued: 25/11/2008
Construction Certificate Number: 080152 Date issued: 1/12/2008

PROPOSAL

Address of Development: 23 Margaret Street Fairlight NSW 2094
Building Classification: 1
Type of Construction: n/a
Scope of building works covered by this Notice: Additions & Alterations to existing dwelling rear & First floor extensions, balconies, front access & re-roof

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: DPNR ACC BPB0170
Inspector: Grant Harrington No.: DPNR ACC BPB0170
Inspection date and time: 22/05/2009 Inspection time: 8:44 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Wet area - Satisfactory subject to documents being provided

Required documents:

- Waterproofing installation certificate to be provided to AS3740

ADDITIONAL COMMENTS



Grant Harrington
Inspector

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - GROUND FLOOR FRAME

OWNER DETAILS

Name of person having benefit of the development consent: Nic & Jo Lanzarone
Address: 23 Margaret Street FAIRLIGHT NSW 2094
Contact Details: 9949 9487

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 187/08 Date issued: 25/11/2008
Construction Certificate Number: 080152 Date issued: 1/12/2008

PROPOSAL

Address of Development: 23 Margaret Street Fairlight NSW 2094
Building Classification: 1
Type of Construction: n/a
Scope of building works covered by this Notice: Additions & Alterations to existing dwelling rear & First floor extensions, balconies, front access & re-roof

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: DPNR ACC BPB0170
Inspector: Grant Harrington No.: DPNR ACC BPB0170
Inspection date and time: 2/03/2009 Inspection time: 11:45 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Framing Inspection - Satisfactory

ADDITIONAL COMMENTS

ensure that the pool is fenced to as 1926.1. dyna bolt bean as discussed on site and see photos.

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - COMMENCEMENT-FRONT FENCE FOOTING

OWNER DETAILS

Name of person having benefit of the development consent: Nic & Jo Lanzarone
Address: 23 Margaret Street FAIRLIGHT NSW 2094
Contact Details: 9949 9487

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 187/08 Date issued: 25/11/2008
Construction Certificate Number: 080152 Date issued: 1/12/2008

PROPOSAL

Address of Development: 23 Margaret Street Fairlight NSW 2094
Building Classification: 1
Type of Construction: n/a
Scope of building works covered by this Notice: Additions & Alterations to existing dwelling rear & First floor extensions, balconies, front access & re-roof

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: DPNR ACC BPB0170
Inspector: Grant Harrington No.: DPNR ACC BPB0170
Inspection date and time: 15/12/2008 Inspection time: 9:42 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Building commencement Inspection - Satisfactory
- Inspection area: ✓ Footings and Slabs - Satisfactory

ADDITIONAL COMMENTS

clean out front fence and grout as per engineers details. the rear is to be inspected by the engineer and given site advice in relation to the change to the

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

OWNER DETAILS

Name of person having benefit of the development consent: Nic & Jo Lanzarone
Address: 23 Margaret Street FAIRLIGHT NSW 2094
Contact Details: 9949 9487

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 187/08 Date issued: 25/11/2008
Construction Certificate Number: 080152 Date issued: 1/12/2008

PROPOSAL

Address of Development: 23 Margaret Street Fairlight NSW 2094
Building Classification: 1
Type of Construction: n/a
Scope of building works covered by this Notice: Additions & Alterations to existing dwelling rear & First floor extensions, balconies, front access & re-roof

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: ACC BPB0170
Inspector: Grant Harrington No.: ACC BPB0170
Inspection date and time: 11/03/2010 Inspection time: 4:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Stormwater - Satisfactory
- Inspection area: ✓ Final Inspection domestic - Satisfactory
- Inspection area: ✓ Pool fence inspection - Satisfactory

ADDITIONAL COMMENTS



Grant Harrington
Inspector