

LOCAL

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P. Hunter

Form 12

COUNCIL COPY
Final
Occupation Certificate

and Determination

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

Certificate Number 5000631
Development Dwelling (Single Storey)
BCA Classification. 1a
Applicant Masterton Homes
76 Heathcote Road
MOOREBANK NSW 1875
Subject Land LOT 3001
DP 1065726
HNO 216
GARDEN STREET
WARRIEWOOD 2102

In accordance with the procedures outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000 this Occupation Certificate has been determined as **Approved** for the **Whole** of the building including all **New** work for the purpose of **Residential** use as referred to in the Development Consent. Schedule A provides a list of documents that were included with the subject application and they are attached to this certificate. In making this determination I hereby certify that,

I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning and Assessment Act, 1979 (as amended),

Development Consent No N0550/06 dated 12 October, 2006 issued by PITTWATER Council is in force in respect to the building

Construction Certificate No 5000631 dated 12 January, 2007 was issued by PAUL GEARIN Accredited Certifier BPB0132 Building Professionals Board on 12 January, 2007 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 safety certificate has been issued for the building

Where required, a report from the Commissioner of Fire Brigades has been considered

R# 230425
7/12/07


Paul Gearin

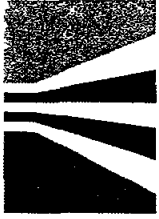
Accredited Certifier
Building Professionals Board
Bpb0132

20 October, 2006

Date of Receipt

6 12 07

Date of Determination



LOCAL

48b Princes Highway
Fairy Meadow NSW 2519
p 4284 4709
f 4284 4208
e info@localgroup.com.au
abn 30 735 366 565

SCHEDULE A

This schedule refers to the documents that were lodged with the application for Occupation Certificate No 5000631 and to which that Certificate relates. This application was approved by Paul Gearin Accredited Certifier Bpb0132 Building Professionals Board On 6/2/07

Document/s attached to Application for Occupation Certificate

Clause 151 Environmental Planning and Assessment Regulation, 2002

Mandatory Inspection Record

Glazing (Windows)

Survey (Identification Survey)

Pest Control

Smoke Detectors

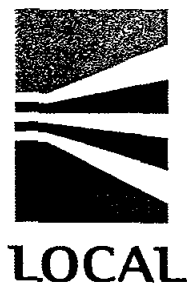
Insulation

Wet Area Waterproofing

Glazing (Shower Screens)

Plumbing & Drainage Certificate

Engineering Certification - Structural Adequacy



RECORD OF MANDATORY INSPECTIONS

**Development Consent
Number**

N0550/06

**Construction Certificate
Number**

5000631

Our Reference

5000631

Subject Land

LOT 3001
DP 1065726
HNO 216
GARDEN STREET
WARRIEWOOD 2102

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations

SCHEDULE A

Date of Inspection	Type of Inspection	Result	Accredited Certifier
19/02/2007	Pre Commencement Inspection	Satisfactory	Paul Gearin Accreditation No bpb0132
23/02/2007	Pier Inspection	Compliance Certificate	Rafeletos Zanuttini Accreditation No 389790/bpb0455
23/02/2007	Slab Inspection	Compliance Certificate	Rafeletos Zanuttini Accreditation No 389790/bpb0455
7/03/2007	Stormwater Inspection	Satisfactory	Andrew Dean Accreditation No bpb0087
17/04/2007	Framework Inspection	Satisfactory (Minor issues)	Andrew Dean Accreditation No bpb0087
4/05/2007	Wet Area Inspection	Satisfactory	Andrew Dean Accreditation No bpb0087
19/06/2007	Final (Preliminary) Inspection	Defective	Andrew Dean Accreditation No bpb0087
19/07/2007	Final Inspection	Satisfactory	Paul Gearin Accreditation No bpb0132
30/11/2007	Final Inspection	Satisfactory	Paul Gearin Accreditation No bpb0132

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate Should additional information be required in relation to this matter, please contact the undersigned during normal business hours

Paul Gearin

Principal Certifying Authority
Building Professionals Board
Bpb0132

61207

Date