

CIVIC

18 March 2009

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

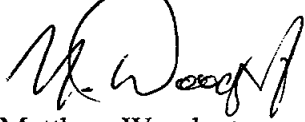
Dear Sir/Madam,

APPLICATION NUMBER ECC-8/2007
PROPOSAL Alterations and additions to existing dwelling
PROPERTY , No 86A Gladstone Street, Newport
(Lot A DP 402745)

Please find enclosed a copy of the Final Occupation Certificate and related documentation for the above development. Also enclosed is a cheque totalling \$30 00 being for the registration of the Final Occupation Certificate with Pittwater Council.

If you have any enquiries, please contact Matthew Woodgate in Civic Approvals on 9707 9875 and please quote Council's application number.

Yours faithfully,



Matthew Woodgate
Accredited Certifier/Principal Certifying Authority
BPB 0446

Civic Approvals

Civic Roads

Civic Parks
& Aquatic Services

Civic Enviro-Mech
Services

Civic Design

Civic Maintenance
Contractors

Rec - 256814

23/3/09

LETTER

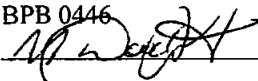
"Providing Leading Edge Services To Owners & Managers Of Community Assets"





Occupation Certificate

issued under sections 109C and 109H Environmental Planning and Assessment Act 1979

	APPLICATION
Type of Certificate	FINAL
Applicant Name Address	Greg Upton and Anita Upton 86A Gladstone St NEWPORT NSW 2106
Owner of Building (if not applicant) Name Address	Greg Upton and Anita Upton 86a Gladstone St Newport
Development Consent Development Consent No Complying Development Certificate No Date of Determination	DA NO177/07 10 July 2007
Construction Certificate Construction Certificate No Date of Determination	ECC-8/2007 28 September 2007
Subject Land Address Lot No DP	No 86A Gladstone Street, Newport (Lot A DP 402745)
Building Details Whole/Part Description/Use Building Code of Australia Classification	Whole of building Alterations and additions to existing dwelling 1A
Attachments	•
Date of Receipt	18 January 2009
	DETERMINATION
Determination Type of Certificate Determination Date of Determination	Final Occupation Certificate Approved 18 March 2009
Right of Appeal	Under section 109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue an occupation certificate within 12 months from the date of the decision
	CERTIFICATE
Certificate	Matthew Woodgate states that • The health and safety of the occupants of the building have been taken into consideration where an interim certificate is being issued • A current development consent or complying development certificate is in force for the building • A current construction certificate or complying development 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 • A fire safety certificate has been issued for the building (if required) • A report from the Fire Commissioner has been considered (if required)
Principal Certifying Authority Name Signature Date of Certificate Civic Approvals PO Box 8, Bankstown NSW 1885 Ph 9707 9400 Fax 9707 9632	Matthew Woodgate BPB 0446  18 March 2009

**CERTIFICATE OF SUBTERRANEAN TERMITE
TREATMENT**

Page 1 of 3

in accordance with AS 3660 2

Existing Buildings & Structures

Form C1 2001

Certificate No **P1029**

IMPORTANT INFORMATION This "Certificate of Subterranean Termite Treatment in accordance with AS 3660 2" (hereinafter called "The Certificate") is issued subject to the Terms and Conditions set out in Clause A 1 on Page 2. This Certificate cannot be relied upon on its own. This Certificate must be read in conjunction with the previously issued and current Subterranean Termite Management Proposal & Agreement referred to by number below.

This Certificate refers to the Subterranean Termite Management Proposal & Agreement numbered

N/A

NAME OF CLIENT **MRS A UPTON**

PROPERTY AT **86A PRINCES LANE NEWPORT NSW 2106**

PLEASE READ THE TERMS AND CONDITIONS ON PAGE 2 OF THIS DOCUMENT

STAGE 1 - TREATMENT OF INFESTATION This Stage confirms the type of treatment program attempted for control of a known termite colony. See also Section Two - Stage 1 of the Subterranean Termite Management Proposal & Agreement.

Date(s) the work was performed **31ST JANUARY 2008.**

Details of any termite nest found **N/A**

Method of colony treatment (including procedures employed, any areas treated and the location of any monitoring points)

**LIQUID BARRIER TREATMENT IN ACCORDANCE WITH AS 3006 2 TO
APPROX 49 SQUARE METRES PRIOR TO THE POURING OF
CONCRETE - GARAGE SLAB.**

Where applicable, specify registered chemical used

Name of chemical **BIFENTHRIN**

Active constituent used **BIFENTHRIN**

Concentration applied **100/1**

Total volume used **245 LITRES**

Specify any specific limitations and additional advice

DREDS TREATED.

STAGE 2 - INSTALLATION OF MANAGEMENT SYSTEMS This Stage confirms the installation of a management system or systems for attempting to reduce the risk of concealed subterranean termite access to the Property. See also Section Two Stage 2 of the Subterranean Termite Management Proposal & Agreement.

Date(s) the work was performed

Details of management system(s) installed (include whether a single or integrated barrier has been installed, the name of the system, method of installation, its location and specific maintenance recommendations)

Where applicable, specify registered chemical used

Name of chemical

Active constituent used

Concentration applied

Total volume used

Specify any specific limitations and additional advice

Continued on Page 3

ENANCE INSPECTIONS Regular inspections are always considered essential See also Section Two - Stage 3 of
 Subterranean Termite Management Proposal & Agreement

Inspections are recommended at 12 monthly intervals The date of the next inspection is 31st JAN 2009.

DURABLE NOTICE The notice advises the Building Owner or others that a treatment for subterranean termite infestation has been performed and/or a termite management system installed

A durable notice has been permanently fixed to The Meter Box

SKETCH Show treated areas/management systems installed (include all relevant information - not to scale)

FRONT OF PROPERTY					
LEGEND (include any symbols or abbreviations) Termite Activity Termite Damage Treated Areas Trees Stumps Concrete Plumbing Other					Approximate relationship of the property to NORTH

CERTIFICATION This document certifies that the subterranean termite procedures described in this Certificate have been carried out in accordance with Australian Standard AS 3660.2

COMPANY NAME (where applicable) PESTRID PEST CONTROL

NAME OF TERMITE MANAGER GARY EASTWOOD

ADDRESS PO Box 389 NEWPORT NSW 2106

PHONE 99034676 FAX 99072610 MOBILE

AUTHORISED SIGNATORY [Signature] DATE OF ISSUE 31st JAN 2008

30th October 2008

Civic Approvals
Level 5, 41-45 Rickard Road
Bankstown NSW
PO Box 8, Bankstown NSW, 1885
Ph 9707 9400

To Matthew Woodgate,

Property 86A Gladstone Street, Newport, 2106
Construction Certificate CC0591/07
Development Application N0177/07

In reference to the above development, we are writing this letter to confirm that all waterproofing has been carried out in accordance with the Australian Standard **AS 3740**

Yours Faithfully,



Greg Upton
(Owner Builder AOB002800)

BANKSTOWN CITY COUNCIL	
REGISTERED BUILDERS	
5 NOV 2008	
REFERRED TO	CAP/MW
DOC NO	3228719

25th June 2008

2/11/08
11:11

Civic Approvals
Level 5 41-45 Rickard Road
Bankstown NSW
PO Box 8 Bankstown NSW, 1885
Ph 9707 9400

To Matthew Woodgate,

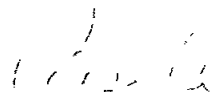
Property 86A Gladstone Street, Newport, 2106
Construction Certificate CC0591/07
Development Application N0177/07

In reference to the above development, we are writing this letter to advise that due to unforeseen financial circumstances, we will no longer be proceeding with the alternations and additions to the front gate or the first floor extension. All other parts of the approved development are proceeding and will be completed.

Yours Faithfully,



Greg Upton
(Owner/Builder AOB002800)



Anissa Upton



17 October 2008

To Whom It May Concern

This letter is to confirm that all electrical work has been installed by a licensed electrician at 86A Princes Lane Newport NSW 2106 under Electrical Contractors License No 125266c All work was carried out in accordance with AS3000 regulations

Regards

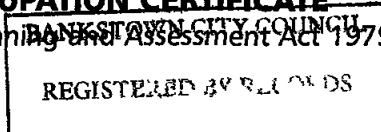
Cameron Stone
Stone Electrical Security Pty Ltd

ELECTRICAL • SECURITY • INTERCOMS • HOME AUTOMATION

Stone Electrical Security Pty Ltd • 2 Warruga Place North Narrabeen NSW 2101
Tel (02) 9970 5534 Fax (02) 9970 5562 Mob 0419 202 559 ABN 18030 260 582 Lic No 125 266C



APPLICATION FOR OCCUPATION CERTIFICATE
(Part 4A Environmental Planning and Assessment Act 1979)



TYPE OF CERTIFICATE SOUGHT

Interim

Final

Occupation /use of a new building

Change building use of an existing building

REFERRED TO CAP/HM
DOCNO 3202880

Applicant

Name

Address

Phone No

GREG AND ANISSA UPTON
86A PRINCES LANE, NEWPORT, 2106
0401105505 / 9997 2534

Owner of Building

Name

Address

Phone No

GREG AND ANISSA UPTON
86A PRINCES LANE, NEWPORT, 2106
0401105505 / 9997 2534

**Development Consent or
Complying Development
Certificate No**

Date of determination

NO 177/07
10/7/2007

Construction Certificate No

Date of determination

NO ECC-8/2007 / CC0591/07
28/8/07

Subject Land

Address

Lot No, DP etc

86A PRINCES LANE, NEWPORT²¹⁰⁶
(LOT A DP 402745)

Building Details

Whole or part of building (identify part)

Description / use of building

BCA classification - new / existing

ALTERATIONS + ADDITIONS TO EXISTING
DWELLING

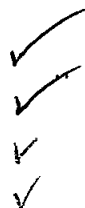
Attachments

Development consent or complying
development certificate

Construction certificate

Fire safety certificate

Other certificates relied on



ELECTRICAL

Applicant Signature

Signature and date

GREG UPTON 18/8/07
ANISSA UPTON 18/8/07

Date of Receipt

(To be completed by certifying authority)



Aluminium

AJ Aluminium Pty Ltd ABN 74 098 616 874

23/2 Apollo Street Warriewood NSW 2102 02 9979 5240 02 9979 5455

GLAZING CERTIFICATE

COMPANY

Greg Upton

DATE

29 October 2008

Glazing Certificate for 86a Princes Lane, Newport NSW

All glass supplied and installed by AJ Aluminium Pty Ltd to bi-fold doors at the above project, is in accordance with AS1288-2006

Regards

A handwritten signature in cursive script, appearing to read 'Melinda Bell'.

AJ Aluminium Pty Ltd

T 02 9979 5240

F 02 9979 5455