

14 NOV 2014

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

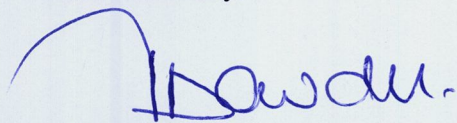
Dear Sir/ Madam

Development Consent No. N0353/09
Construction Certificate No. 2010/3674

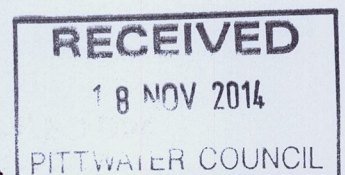
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2010/3674.
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,



Tom Bowden
Insight Building Certifiers Pty Ltd



\$36 Rec: 370532 18/11/14

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: 2010/3674

Land to which this certificate applies:

Address: 48 Irrubel Road, Newport

Lot No: A DP No: 408151

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. N0353/09 is in force for this development.
- Construction Certificate No. 2010/3674 has been issued with respect to the plans and specifications for alterations and additions to an existing dwelling.
- 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.

Determination date: 14 November 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	25/02/2010
Excavation for footings	n/a	
Prior to pouring of any in-situ reinforced concrete	n/a	
Prior to the covering of any framework	Inspected	18/03/2010 & 28/05/2010
Prior to covering waterproofing in any wet area	Inspected	24/06/2010
Prior to covering any stormwater drainage connections	Inspected	20/04/2012
Other required inspections	n/a	n/a
Final Inspection	Inspected	04/03/2011 & 20/04/2012

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

Smoke Alarms	Certificate of Installation issued by Stone Electrical Security Pty Ltd dated 22 August 2014.
Structural Engineer's Compliance Certificate	Issued by Barrenjoey Consulting Engineers Pty Ltd dated 11 November 2014.
BASIX Compliance Statement	Issued by JJ Building Company Pty Ltd dated 31 October 2010.
Waterproofing Compliance Certificate	Issued by JJ Building Company Pty Ltd dated 31 October 2010.

BASIX Completion Receipt

Receipt no.: CR-1416009322049-A63944

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: Saturday, 15/11/2014



Principal certifying authority

Name: Tom
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Friday, 20/04/2012

BASIX Certificate details

BASIX Certificate no.	A63944
Project name	Long Residence Newport
Street address	48 Irrubel Road
Suburb	Newport
Postcode	2106
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 24/6/2010
 Address 48 Irrubel Road Newport
 DA No. 2010/3674 CC No. 2010/3674 CDC No. 2010/3674
 Requested by: Joel Ph No. 0913 749 056

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 let area 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.

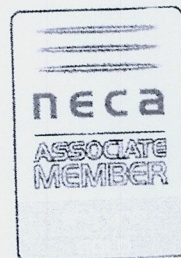
☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Signed: [Signature]

Accredited Building Surveyor

Accreditation No. B990326

Date: 24/6/2010



22 August 2014

To Whom It May Concern:

This letter is to confirm that two (2) Hardwired 240 volt Smoke Alarms with 9volt battery backup have been installed by a licensed electrician at 48 Irrubel Road Newport NSW 2106 under Electrical Contractors License No.125266c. All work was carried out in accordance with BASIX and AS3000 regulations.

Regards

A handwritten signature in black ink, appearing to read "C. Stone".

Cameron Stone
Stone Electrical Security Pty Ltd

ELECTRICAL • SECURITY • INTERCOMS • HOME AUTOMATION

Stone Electrical Security Pty Ltd • PO Box 880 Avalon NSW 2107
Tel: (02) 9918 335 Fax: (02) 9918 0114 Mob: 0419 202 559 ABN: 18030 260 582 Lic No: 125 266C

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
abn 13124694917 acn 124694917

11th Nov 2014

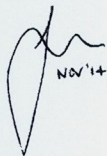
K. Long
48 Irrubel Rd
Newport
NSW 2106

**STRUCTURAL WORKS CERTIFICATE
RESIDENCE ALTERATIONS AND ADDITIONS
48 IRRUBEL RD NEWPORT
Job No 091202**

Barrenjoey Consulting Engineers Pty Ltd have reviewed the framing components of the attic conversion works at the above site address, in conjunction with the works certificate by JJ building (dated 10th Nov 2014) and are satisfied that these works have been carried out in accordance with the intention of the plans and instructions issued by this office and will therefore be structurally adequate.

Should further information regarding this matter be required please contact our office as outlined below.

Regards
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



NOV 14

Per
Lucas Molloy (Director)
BE CPEng NPER

PO Box 672
Avalon NSW 2107
P: 9918 6264 M: 0418 620 330
E: lucasbce@bigpond.com

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 18/3/10

Address 48 Samuel Road Newport

DA No. CC No. 2010/3674 CDC No.

Requested by: Joel Ph No. 0413 749 056

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 1st floor joint 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.**

Complete 1st floor joint to western side of attic

Signed: A. Baker Accreditation No. BPB0015 Date: 18/3/10
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 28/5/10
 Address 48 Inghel Road Newport
 DA No. CC No. 2010/3674 CDC No.
 Requested by: Joel Ph No. 0413 749 056

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) | | |

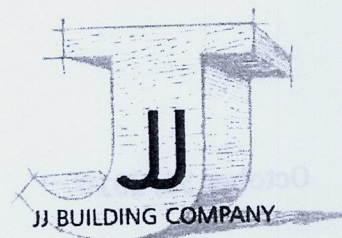
☒ An inspection of wall & roof framing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ 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.**

Wall & roof framing satisfactory

Signed: A Bailey Accreditation No. BPB0015 Date: 28/5/10
 Accredited Building Surveyor



October 31, 2010

Compliance Certificate

This Letter is to confirm that the following items have been supplied and installed to comply with the BASIX Certificate dated 14 August 2009 for 48 Irrubel Rd Newport, Development consent N0353/09 and Construction Certificate No 2010/3674.

1. Lighting
2. Fixtures
3. Insulation
4. Glazing

Yours truly,

Joel Jones

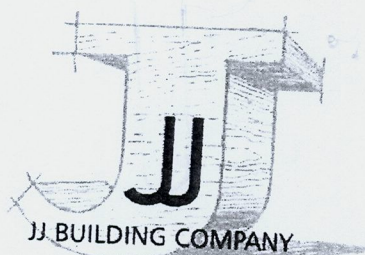
Principal

JJ Building Pty Ltd
Custom homes and additions

Mob 0413 749 056

fax 9973 4336 email joel@jjbuilding.net.au
lic no. 214574C PO Box 622 Newport 2106

October 31, 2010



Compliance Certificate

This Letter is to confirm that the Waterproofing has been supplied and installed to comply with AS 3740- Waterproofing of wet Areas for 48 Irrubel Rd Newport, Development consent NO353/09 and Construction Certificate No 2010/3674.

1. Ensuite

Yours truly,

Joel Jones

Principal

JJ Building Pty Ltd
Custom homes and additions

Mob 0413 749 056

fax 9973 4336 email joel@jjbuilding.net.au
lic no. 214574C PO Box 622 Newport 2106