


POSTED  
16/10/13

# BUILDING CERTIFIERS form

## INTERIM OCCUPATION CERTIFICATE

Date Application Received	23/11/12		
Council	Pittwater	DA Number	N0090/12
Occupation Certificate No.	2013-275	Date Approved	16/10/13
CC No.	2012-253	Date Approved	11/02/13
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
<b>APPLICANT DETAILS</b>			
Name	Glenda Hanks	Contact Number	0433 800522
Address	21 Wallumatta Road, Newport NSW 2106		
<b>OWNER DETAILS</b>			
Name	Glenda Hanks		
Address	21 Wallumatta Road, Newport NSW 2106		
<b>DEVELOPMENT DETAILS</b>			
Subject Land	21 Wallumatta Road, Newport NSW 2106	Lot No.	8 DP 8184
Description of Development	Alterations & Additions to the existing dwelling including a swimming pool		
Class of Building	1a, 10a, 10b	Value of Work	\$224,400.00
<b>THE BUILDING IS SUITABLE FOR OCCUPATION</b>			
Certificates Attached	Mandatory Inspection reports, Basix Completion Receipt, Pool Plumbing, Structural Engineers, Waterproofing, Termite Protection, Basix compliance, Form 3.		
Works to be completed	Complete screen planting, Install 2100 litre water tank with tap within 10m of pool & reinstate soft landscaping areas as marked on plan.		
<b>RECORD OF INSPECTIONS</b>			
Site Inspection prior to issue of Construction Certificate			05/02/13
Footings/Piers – prior to pour			18/2/13
Timber Frame – prior to lining			08/05/13
Waterproofing – wet areas			06/08/13
Swimming pool Steel – prior to pour			04/03/13
Swimming Pool barrier – prior to fill			05/09/13
Final Inspection – issue of Occupation Certificate			16/09/13
<b>DECLARATION</b>			
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <ul style="list-style-type: none"> <li>(a) the building will not constitute a hazard to the health or safety of the occupants,</li> <li>(b) a current Development Application is in force for the building,</li> <li>(c) a current Complying Development Certificate OR Construction Certificate has been issued for the building in respect to the plans and specifications for the building,</li> <li>(d) the building is suitable for its use under the Building Code of Australia, and</li> <li>(e) all the prescribed conditions of development consent have been satisfied.</li> </ul>			
Signed:		Date:	16/10/13
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board			

\$36 REC 350350.

**RECEIVED**  
 18 OCT 2013  
 PITTWATER COUNCIL

# BASIX Completion Receipt

Receipt no.: CR-1380754208470-A94596

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: Thursday, 03/10/2013



## Principal certifying authority

Name:	Craig
Accreditation scheme:	BPB
Accreditation number:	0124

## Final Inspection

Date of final inspection:	Monday, 16/09/2013
---------------------------	--------------------

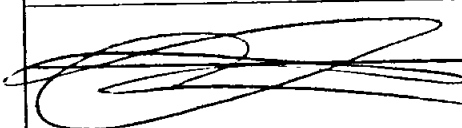
## BASIX Certificate details

BASIX Certificate no.	A94596
Project name	Wallumatta
Street address	21 Wallumatta Road
Suburb	Newport
Postcode	2106
Local Government Area	Pittwater Council

# INSPECTION REPORT 3951

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <u>Planbuilt - DAN</u>	Tel/Email _____
<b>PROPERTY/ADDRESS</b>	
<u>21 Wallumatta Road, Newport</u>	
<b>INSPECTION TYPE</b>	
<u>Final</u>	
<b>INSPECTION OUTCOME</b>	
<b>Certifier Opinion</b>	<b>Action Required (read with NOTES below)</b>
<input type="checkbox"/> Inspection stage is Satisfactory	<input type="checkbox"/> NO re-inspection required
<input type="checkbox"/> Inspection stage is Satisfactory subject to Action Required	<input checked="" type="checkbox"/> Re-inspection required
<input checked="" type="checkbox"/> Inspection stage is Not Satisfactory	<input type="checkbox"/> Tick if result has also been given verbally
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>- Provide balustrade to block wall where fall exceeds 1.0m</li> <li>- Complete bathroom + laundry</li> <li>- Complete resitations sign</li> <li>- Provide the following compliance certificates               <ul style="list-style-type: none"> <li>- Pool plumbing - AS1926.3</li> <li>- Structural Engineers - Dwelling + Pool</li> <li>- Waterproofing</li> <li>- termite protection</li> <li>- Builders Basix compliance</li> <li>- Form 3 by Geotechnical Engineer (E1)</li> </ul> </li> <li>- Complete screen planting as per condition B9.</li> <li>- Install 2100L water tank with tap within 10m of pool.</li> <li>- Area's marked blue are to be reinstated to soft landscaping as per condition E5.</li> </ul>	
<u>[Signature]</u> Accredited Certifier - BPB <u>0127</u>	<u>16 / 09 / 2013</u> Date

# INSPECTION REPORT 4904

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
*Name <u>PLAN BUILT</u>	Tel/Email _____
<b>PROPERTY ADDRESS</b> <u>1 WALLAMATA RD, NEWPORT</u>	
<b>INSPECTION TYPE</b> <u>PIERS &amp; R/W TOR FOOTINGS</u>	
<b>INSPECTION OUTCOME</b>	
<b>Certifier Opinion</b> <input checked="" type="checkbox"/> Inspection stage is Satisfactory <input type="checkbox"/> Inspection stage is Satisfactory subject to Action Required <input type="checkbox"/> Inspection stage is Not Satisfactory	<b>Action Required (read with NOTES below)</b> <input checked="" type="checkbox"/> NO re-inspection required <input type="checkbox"/> Re-inspection required <input type="checkbox"/> Tick if result has also been given verbally
<b>NOTES</b> <u>-PIERS EXCAVATED IN ACCORDANCE TO ENGINEERS LAYOUT</u> <u>-REINFORCEMENT &amp; STARTER BARS IN PLACE FOR</u> <u>R/W</u> <u>-ENGINEER HAS INSPECTED &amp; TO PROVIDE REPORT</u>	
Empty space for additional notes	
 Accredited Certifier - BPB <u>1714</u>	<u>18/2/2013</u> Date

**INSPECTION REPORT** 4602

<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <b>HANKS</b>	Tel/Email
<b>PROPERTY ADDRESS</b>	
21 Wallumatta Road, Newport	
<b>INSPECTION TYPE</b>	
Pool Barrier	
<b>INSPECTION OUTCOME</b>	
<b>Certifier Opinion</b> <input type="checkbox"/> Inspection stage is Satisfactory <input checked="" type="checkbox"/> Inspection stage is Satisfactory subject to Action Required <input type="checkbox"/> Inspection stage is Not Satisfactory	<b>Action Required (read with NOTES below)</b> <input type="checkbox"/> NO re-inspection required <input type="checkbox"/> Re-inspection required <input type="checkbox"/> Tick if result has also been given verbally
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>• Action required:           <ul style="list-style-type: none"> <li>• Pool latch to be installed on glass door at a minimum of 1500mm above ground level and gate to open outwards away from pool</li> <li>• Resuscitation sign to be erected inside swimming pool area or lock inside pool area at a minimum of 150mm from top of gate</li> </ul> </li> <li>• no climbable footholds ✓</li> <li>• Pool fence 1265mm high ✓ <span style="float: right;">other matters</span></li> <li>• <del>Southern coping 325mm clearance from barrier inside pool</del></li> <li>• certifiers sign to be erected at front of dwelling</li> <li>• more than 1m drop from deck to ground level on east side of deck - Balustrade to be installed.</li> </ul>	
efermons Accredited Certifier - BPB 0124	Proger Date 5.9.2013

# INSPECTION REPORT 4925

Owner     
  Applicant     
  Builder     
  Other \_\_\_\_\_

Name Dan MIEGEL-RANDWILT      Tel/Email \_\_\_\_\_

**PROPERTY ADDRESS**  
21 WALLAMATA RD NEWPORT

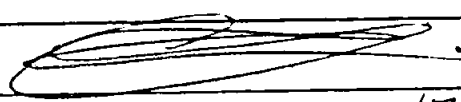
**INSPECTION TYPE**  
POOL STEEL

<b>INSPECTION OUTCOME</b>	
Certifier Opinion	Action Required (read with NOTES below)
<input checked="" type="checkbox"/> Inspection stage is Satisfactory	<input checked="" type="checkbox"/> NO re-inspection required
<input type="checkbox"/> Inspection stage is Satisfactory subject to Action Required	<input type="checkbox"/> Re-inspection required
<input type="checkbox"/> Inspection stage is Not Satisfactory	<input type="checkbox"/> Tick if result has also been given verbally

**NOTES**

POOL STEEL DONE SATISFACTORY & IN ACCORDANCE TO ENGINEERS DETAILS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 Accredited Certifier - BPB 1714      Date 4 13 2013

# INSPECTION REPORT

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <b>Planbuilt-DAN</b>	Tel/Email
<b>PROPERTY ADDRESS</b>	
<b>21 Wallumatta Road, Newport</b>	
<b>INSPECTION TYPE</b>	
<b>Frame Inspection</b>	
<b>INSPECTION OUTCOME</b>	
Certifier Opinion	Action Required (read with NOTES below)
<input type="checkbox"/> Inspection stage is Satisfactory	<input checked="" type="checkbox"/> NO re-inspection required
<input checked="" type="checkbox"/> Inspection stage is Satisfactory subject to Action Required	<input type="checkbox"/> Re-inspection required
<input type="checkbox"/> Inspection stage is Not Satisfactory	<input checked="" type="checkbox"/> Tick if result has also been given verbally
<b>NOTES</b>	
<p>- Provide additional support to bearer/beam fixed to block wall</p> <p>- Otherwise framing consistent with engineers design</p> <p>- Tie down satisfactory.</p>	
<hr/> <p><i>eform</i></p> <p>Accredited Certifier - BPB <b>0124</b></p>	
<p><b>08/05/2013</b></p> <p>Date</p>	

**CERTIFICATE OF COMPLETION**

**LICENCE NO: 173343C**

---

**Date:** 19<sup>th</sup> September 2013

**Certificate No:** 20967

---

We, COASTWIDE WATERPROOFING PTY LTD certify that the following wet areas listed have been waterproofed according to the manufactures instructions and complies with the requirements of AS 3740 and part b3.8.1 of the building code of Australian Housing Provisions.

**WORK PERFORMED AT:** 21 WALLUMATTA ROAD  
NEWPORT

**BUILDER/OWNER:** PLANBUILT  
PO BOX 1263  
NEWPORT BEACH NSW 2106

**AREAS TREATED:** BATHROOM & LAUNDRY

**PRODUCT USED:** ASA POLYURETHANE MEMBRANE

**DATE OF COMPLETION:** 5<sup>th</sup> August 2013

Yours faithfully



Cristy Carter - Administration





**All Pool Services Pty  
Ltd**

60 Thomleigh St  
Thomleigh, NSW 2120  
Ph/Fax: (02) 9484 6402  
Mobile: 0417 311 036  
Email:  
apools@optusnet.com.au  
Abn: 98 111 241 000

October 3, 2013

To whom it may concern

In regard to the pool that was constructed by Planbuilt at 21 Wallumatta Road,  
Newport.

I hereby confirm that I completed the pool plumbing and installed the pool filtration  
equipment with Australian standards compliance AS 1926.3-2003.

Tony Elliott  
Director



PO Box 1263,  
Newport, N.S.W. 2106.  
3.10.2013

ACN: 142 896 544  
Lic No: 227143C  
Mob: 0459 408 881  
E: dan@planbuilt.com.au

## Building Pest Control - Statutory Declaration

I Daniel Miegel (Builder and Director) declare that the new structure of the approved works that were completed 29.9.2013 at the address of 21 Wallumatta Rd, Newport were in parts built off existing footings and new galvanized metal ant capping was provided.

Upper floor and deck framing were supported out of ground with hot dipped galvanized post supports and beams where white ant activity would be visible.

The lower deck structure is supported by galvanized steel uni – piers with built in and fully welded galvanized ant capping

Signed Daniel Miegel

A handwritten signature in black ink, appearing to read "Daniel Miegel". The signature is stylized and cursive.

## BASIX COMPLIANCE STATEMENT - BUILDERS

www.planbuilt.com.au  
PO Box 1263 Newport Beach NSW 2106  
Mobile: 0439 900 818  
ABN: 39 142 896 544  
Company Licence: 227143C

### SITE ADDRESS

21 WALLAMMTA ROAD
NEWPORT NSW 2106

### BASIX CERTIFICATE NO.

A94596
--------

### STATEMENT

I/we, an authorised representative for the principal contractor for building works carried out at the "site address" stated above

NAME DANIEL MIEGEL  
POSITION DIRECTOR/OWNER  
COMPANY NAME PLANBUILT PTY LTD

Make the following statement:

#### Statement 1

As the principal contractor, I acknowledge that all relevant basix commitments have been carried out at the above site address, and is compliant with the above Basix certificate.

SIGNED



DATED

4.10.2012

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

<p>Development Application for Ms Glenda Hank Name of Applicant</p> <p>Address of site 21 Wallumatta Rd Newport NSW 2106</p>
--

**Declaration made by geotechnical engineer on completion of the Development**

I, Dr Manfred Hausmann on behalf of VDM Consulting Engineers Pty Ltd  
(Insert Name) (Trading or Company Name)

on this the Tuesday, 15 October 2013

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 that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 8 March 2012 referred to below.

**Geotechnical Report Details:**

<p>Report Title: Report for Glenda Hanks – Geotechnical Assessment (According to Pittwater Council 2009) Report Date: 8 March 2012 Author: Mario F Benitez &amp; Dr Manfred Hausmann Author's Company/Organisation: VDM Consulting Engineers Pty Ltd</p>
--

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.

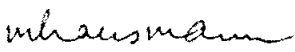
I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. N0090/12 dated 6<sup>th</sup> of July 2012  
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, 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**

<p>Architectural by AHDesign, VDMConsulting Engineers – Structural Engineering</p>
--

  
Signature  
Name Dr. Manfred Hausmann  
Chartered Professional Status – CPEng, MIEAust  
Membership No. 339258  
Company VDM Consulting Engineers P/L



Civil – Structural – Geotechnical

VDM Consulting Engineers Pty Ltd  
ABN 40 101 544 763  
94 Bassett Street  
Mona Vale, NSW, 2103, Australia  
T.: +61 2 9999 4285  
F.: +61 2 9999 0193  
E.: vdm1@optusnet.com.au

15 October 2013

our ref: SD1101-002  
your ref.: N0090/12

General Manager  
Pittwater Council.  
PO Box 882  
Mona Vale NSW 1660

## FINAL STRUCTURAL ENGINEER'S CERTIFICATE

Dear Sir/Madam:

**Re: Structural works – 21 Wallumatta Rd, Newport, NSW 2106**

This certificate is based on Pittwater Council requirements as a final certification for all structural works conducted by this firm.

We, hereby certify that the structural components associated with alterations and additions works to the development at the above-mentioned address have been designed, drafted and inspected by VDM Consulting Engineers Pty (VDM) using the following Australian Standards and references;

- ⇒ AS/NZS 1170.0:2002: *Structural design actions - General principles,*
- ⇒ AS/NZS 1170.1:2002: *Structural design actions - Permanent, imposed and other actions,*
- ⇒ AS/NZS 1170.1:2011: *Structural design actions –Wind actions,*
- ⇒ AS 1684:1999: *Residential timber – frame construction – design criteria,*
- ⇒ AS 1720:2010 *Timber structures,*
- ⇒ AS 2783-1992: *Use of reinforced concrete for small swimming pools,*
- ⇒ AS 2870-1996: *Residential Slabs and Footings-Construction,*
- ⇒ AS 3600:2009: *Concrete structures,*
- ⇒ AS 3735-2001: *Concrete structures for retaining liquids,*
- ⇒ AS 4100:1998: *Steel structures,*
- ⇒ Building Code of Australia (BCA),
- ⇒ Principles of structural engineering,
- ⇒ Pittwater Council conditions.

Critical stage's visits were conducted on:

- 5<sup>th</sup> March 2013 – foundations/footings retaining walls and swimming pool – steel reinforcement,
- 7<sup>th</sup> April 2013 – footings and steel framing,
- 15<sup>th</sup> May 2013 – Steel/timber wall and floor framing,
- 23<sup>rd</sup> July 2013 – Roof framing + wind bracing,
- 15<sup>th</sup> October 2013 – Final inspection

In addition minor inspections were carry-out at different stages of the above design to ensure that the buildings / structures when completed complied with the approved plans and specifications and relevant Legislation. Refer to drawings - Project 1101-002 pages 1 to 3.

After completing the final inspection the structural integrity and stability of the buildings has been maintained in its entirety.

***This certificate shall not construe as relieving any other party of their responsibilities, liabilities or contractual obligations.***

---

**CERTIFICATION**

Responsibility for this report is acknowledged as follows:

Name of person signing – Mario F. Benitez, (*BE Struct*)  
*CPEng., MIEAust.(418917), MIPENZ(111943)*

Position –Senior Structural Engineer

Name of responsible firm for and on behalf of person  
is signing for – VDM Consulting Engineers Pty. Ltd.



Digitally signed by Mario F Benitez  
DN: cn=Mario F Benitez, o, ou,  
email=mariofbenitez@hotmail.com, c=AU  
Date: 2013.10.15 16:08:46 +11'00'

Signature

---