



**Form 12 - Application for an Occupation  
Certificate  
Certificate Number - S150603**

**Information for the applicant**

- This form may be used to apply for:
  - a final occupation certificate to authorise the commencement of occupation or use of a new building, or
  - an interim occupation certificate to authorise the commencement of occupation or use of a partially completed new building.
- Once completed, submit this application form to the principal certifying authority (PCA).

**SECTION A: Type of Occupation Certificate Applied for (tick one)**

<input type="checkbox"/> Interim Occupation Certificate	<input checked="" type="checkbox"/> Final Occupation Certificate
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**SECTION B: Details of the Applicant**

Mr <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other: <input type="checkbox"/>
First Name: <b>Andrew</b>		Family Name: <b>McGregor</b>		
Company Name: (if applicable) <b>DPG Services Pty Ltd</b>		ABN: (if applicable) <b>N/A</b>		
Suite/Level: <b>Level 27</b>		Street Number/Name: <b>135 King Street</b>		
Suburb or Town: <b>Sydney</b>		State: <b>NSW</b>	Postcode: <b>2000</b>	
Daytime Telephone: <b>(02) 9324 8743</b>	Fax: <b>(02) 4944 1399</b>	Mobile: <b>0402 400 796</b>		
Email: <b>andrew.mcgregor@opalagedcare.com.au</b>				

**SECTION C: Details of Building**

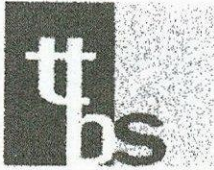
Flat/Street Number: <b>194</b>	Street Name: <b>Garden Street</b>	
Suburb or Town: <b>Warrlewood</b>	State: <b>NSW</b>	Postcode: <b>2102</b>
Lot Number: <b>N/A</b>	Section: <b>N/A</b>	
DP/SP Number: <b>SP 22115</b>	Volume/Folio: <b>N/A</b>	

**Description of the Building or Part of Building to Which the Application Relates**

If the application relates to a new use of the building or part of the building, also describe the new use.

**Internal and external refurbishment or the Nursing Home area and construction of pergola structure**





# Form 12 - Application for an Occupation Certificate

## Certificate Number - S150603

### Building Classification Under the Building Code of Australia, as Identified by the Complying Development Certificate

Existing Classification:	9a	New Classification (if changed):	9a
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### SECTION D. Attachments relating to the proposed development

1. Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents related to the requirements below have been attached by placing a cross in the appropriate box(es).

<input checked="" type="checkbox"/> Complying Development certificate	<input checked="" type="checkbox"/> Compliance Certificate (if applicable)
<input checked="" type="checkbox"/> Fire Safety Certificate (if applicable)	<input type="checkbox"/> Each BASIX Certificate for the Development (if applicable)

2. Does the development (see note below) involve an alternative solution under the Building Code of Australia (BCA) in respect of a fire safety requirement? ☐ Yes ☒ No

If YES, provide either or both of the following from a "fire safety engineer" (a private accredited certifier holding Category C10 accreditation):

- A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that building work relating to an alternative solution that was the subject of a compliance certificate or report under clause or 144A(a) EP&A Regulation -- (the first certificate or report) has been completed and complies with that alternative solution.
- A written report that includes a statement that the building work relating to the alternative solution that was the subject of the first certificate or report has been completed and is consistent with that alternative solution.

Note: The above requirement only applies to building work in respect of:

- a class 9a building that is proposed to have a total floor area of 2000 square metres or more
- any building (other than a class 9a building) that is proposed to have:
  - a fire compartment with a total floor area of more than 2000 square metres or
  - a total floor area of more than 6000 square metres

That involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA

3. Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design certification from a qualified designer?

☐ Yes ☒ No

If YES, provide a statement from a qualified designer which verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications on which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development (SEPP No. 65)

Note: If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP No. 65 to the extent to which they aim to:

- reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the use of the building or in the use of the land on which the building is situated, or
- improve the thermal performance of the building.

### SECTION E. List of Documents

Prepare and attach a list of all of the documents provided under SECTION D.





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Certificate  
Certificate Number - S150603

**SECTION F. Delivery of the Application**

Applications for occupation certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

**SECTION G. Signature of Applicant(s)**

Signature of  
Applicant:

Date:

17th February 2016

Name of Applicant: **Andrew McGregor**

**SECTION H. Date of Receipt of Application**

To be completed by the certifying authority immediately after receiving this application.

This application was received on:

17/2/2016





## Form 13D - Record of Inspection - Final Certificate Number - S150603

<b>1. Details of Application for Occupancy Certificate</b>			
Name of Applicant:		Name of Certifying Authority:	
Andrew McGregor		TT Building Surveyors - Shawn Brosnan	
Date of Application:	Date Application Received by Certifying Authority:	Application Number/File Number:	
17th February 2016	17th February 2016	S150603	
<b>2. Address of Property</b>			
Unit/Street Number:		Street Name:	
194		Garden Street	
Suburb or Town:		State:	Postcode:
Warriewood		NSW	2102
<b>3. Details of Inspection (tick as appropriate)</b>			
<input checked="" type="checkbox"/> Inspection by Accredited Certifier			
Name of Accredited Certifier:		Accreditation Number:	
TT Building Surveyors - Shawn Brosnan		BPB0758	
Date Inspection Carried Out:	28th July 2016		
Type of Inspection:	Final site inspection under Cl.162A EP&A Regulation 2000		
<b>4. Current Fire Safety Measures</b>			
Provide details of any current fire safety measures in the existing building the subject of the inspection:			
N/A			
<b>5. CC Plans and Specifications</b>			
Do the CC plans and specifications that accompany the application adequately and accurately depict the completed works? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If no, list deficiencies or inaccuracies			
<b>6. Features of the Site or Buildings</b>			
Has any building or subdivision work authorised by the development consent commenced on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If YES, provide details			
<b>7. Signature</b>			
Name of Accredited Certifier Conducting Inspection:		Signature:	Date:
TT Building Surveyors - Shawn Brosnan		<i>S. Brosnan</i>	28th July 2016



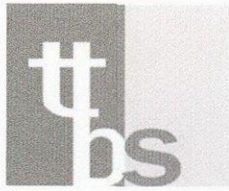


# Form 14 - Final Occupation Certificate

## Certificate Number - S150603

<b>SECTION A. The Application</b>			
<b>1. Details of the Applicant</b>			
Mr <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/> Other:
First Name:		Family Name:	
<b>Andrew</b>		<b>McGregor</b>	
Suite/Level:		Street Number/Name:	
<b>Level 27</b>		<b>135 King Street</b>	
Suburb or Town:		State:	Postcode:
<b>Sydney</b>		<b>NSW</b>	<b>2000</b>
<b>2. Details of the Property</b>			
Flat/Street Number:		Street Name:	
<b>194</b>		<b>Garden Street</b>	
Suburb or Town:		State:	Postcode:
<b>Warriewood</b>		<b>NSW</b>	<b>2102</b>
Lot Number:		Section:	
<b>N/A</b>		<b>N/A</b>	
DP/SP Number:		Volume/Folio:	
<b>SP 22115</b>		<b>N/A</b>	
<b>3. Description of the Building</b>			
<b>Internal and external refurbishment or the Nursing Home area and construction of pergola structure</b>			
<b>4. Class of Building</b>			
Classification of the building under the Building Code of Australia: Note: If parts of the building will have different classes, include all classes.		<b>9a</b>	
<b>5. Date of the Application</b>			
<b>17th February 2016</b>			
<b>6. Date Application Received by the Certifying Authority</b>			
<b>17th February 2016</b>			
<b>SECTION B. Principal Certifying Authority (PCA)</b>			
Name:	<b>TT Building Surveyors - Shawn Brosnan</b>	Accreditation Number:	<b>BPB0758</b>
Address:	<b>Level 2/10 King Street, ROCKDALE, NSW, 2216</b>		
<b>SECTION C. Attachments (tick box/s as applicable)</b>			





## Form 14 - Final Occupation Certificate

### Certificate Number - S150603

☐ Fire Safety Schedule

☐ Fire Link Conversion Schedule

☐ Fire Safety Certificate

Note: See clause 155(3) of the EP&A Regulation 2000 for attachments if the application for the occupation certificate arises solely from a fire link conversion.

#### SECTION D. Certification

I certify that:

- a current complying development certificate (CDC) is in force for the building
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia
- ☒ a current CDC has been issued with a respect to the plans and specifications for the building work that has been carried out
- ☐ a fire safety certificate has been issued for the building\*
- ☐ a report from the Fire Commissioner has been considered\*

\*Tick as applicable.

Signed by PCA  
ONLY:

#### SECTION E. Date

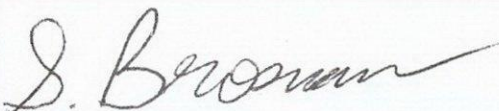
Date of this  
Certificate:

26th August 2016





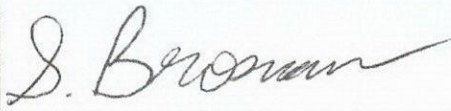
**Form 15 - Notice to Applicant of Determination of  
the Application for an Occupation Certificate  
Certificate Number - S150603**

<b>NOTICE TO (insert applicant's details and address)</b>			
Mr <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> Other:			
First Name:		Family Name:	
<b>Andrew</b>		<b>McGregor</b>	
Suite/Level:	Street Number/Name:		
<b>Level 27</b>	<b>135 King Street</b>		
Suburb or Town:		State:	Postcode:
<b>Sydney</b>		<b>NSW</b>	<b>2000</b>
<b>SECTION A. Details of the Property</b>			
Flat/Street Number:		Street Name:	
<b>194</b>		<b>Garden Street</b>	
Suburb or Town:		State:	Postcode:
<b>Warriewood</b>		<b>NSW</b>	<b>2102</b>
<b>SECTION B. Details of the Application for Occupancy Certificate</b>			
Type of Occupancy Certificate Applied for:			
<input type="checkbox"/> Interim Occupancy Certificate		<input checked="" type="checkbox"/> Final Occupancy Certificate	
Date Received:	<b>17th February 2016</b>	Date Determined:	<b>26th August 2016</b>
<b>SECTION C. Determination</b>			
<input checked="" type="checkbox"/> Application Approved		<input type="checkbox"/> Application Refused	
<b>SECTION D. Reasons</b>			
If the application is refused, the reason for refusal			
<b>SECTION E. Principal Certifying Authority</b>			
Name of PCA:	<b>TT Building Surveyors - Shawn Brosnan</b>	Accreditation Number:	<b>BPB0758</b>
Signature of PCA:		Date:	<b>26th August 2016</b>





# **Form 16 - Notice to Council of Determination of the Application for an Occupation Certificate Certificate Number - S150603**

<b>NOTICE TO (insert applicant's details and address below)</b>			
Council Name:		Street Address:	
<b>Pittwater Council</b>		<b>PO Box 882</b>	
Suburb or Town:		State:	Postcode:
<b>Mona Vale</b>		<b>NSW</b>	<b>1660</b>
<b>SECTION A. NOTICE</b>			
As required by clause 151(2) of the EP&A Regulation 2000 (the Regulation), notice is hereby given of the determination of the following application for an occupation certificate			
Applicants Name:		<b>Andrew McGregor</b>	
Development Address:		<b>194 Garden Street, Warriewood NSW 2102</b>	
Date Received:		<b>17th February 2016</b>	Date Determined: <b>26th August 2016</b>
Type of Occupancy Certificate Applied for:			
<input type="checkbox"/> Interim Occupancy Certificate		<input checked="" type="checkbox"/> Final Occupancy Certificate	
<b>SECTION B. Attachments (tick appropriate box(s))</b>			
<input checked="" type="checkbox"/> Application for occupation certificate	<input checked="" type="checkbox"/> Determination of application	<input checked="" type="checkbox"/> Occupation Certificate	<input type="checkbox"/> Record of any missed inspection to which clause 162C of the Regulation applies
<input checked="" type="checkbox"/> Record of critical stage inspections and other inspections carried out which were required by the PCA under S.109E(3)(d) EP&A Act	<input checked="" type="checkbox"/> Any compliance certificate and any other documentary evidence relied on to issue the occupation certificate*	<input type="checkbox"/> Record of any critical stage inspection carried out under clause 162A (4A) (a) of the Regulation	<input type="checkbox"/> Other documents lodged with the application for the certificate*
* List of documents			
<ul style="list-style-type: none"> <li>- Structural engineers inspection certification for all structural elements;</li> <li>- Details and Specification for assemblies and floor coverings showing Fire Hazard Properties compliance with BCA Specification C1.10;</li> <li>- Installation certification for the waterproofing of wet areas stating compliance with AS3740;</li> </ul>			
<b>SECTION C. Principal Certifying Authority</b>			
Name of PCA:	<b>TT Building Surveyors - Shawn Brosnan</b>	Accreditation Number:	<b>BPB0758</b>
Signature of PCA:		Date:	<b>26th August 2016</b>



6 July 2016

161341

TT Building Surveyors  
Building Consultants  
Level 2, 10 King Street  
Rockdale NSW 2216

Attention: Mr Shawn Brosnan

**184 GARDEN STREET, WARRIEWOOD**

**Structural Inspection Certificate**

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Dear Sir,

We hereby certify that we have carried out structural inspections in accordance with accepted engineering practice and principles during the construction of the above project, and that at the times of the inspections, as represented by our site reports, the work inspected conformed with the intent of the design as conveyed by the list of drawings attached.

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Yours faithfully

**TAYLOR THOMSON WHITTING (NSW) PTY LTD**



**ROBERT MACKELLAR**  
Director

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6 July 2016

161341

TT Building Surveyors  
Building Consultants  
Level 2, 10 King Street  
Rockdale NSW 2216

Attention: Mr Shawn Brosnan

**184 GARDEN STREET, WARRIEWOOD**

**Structural Design Certificate**

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Dear Sir,

We certify that we have checked the structural design of the pergola structure at 184 Garden Street, Warriewood, NSW, 2102 in accordance with the following Australian Standards:

AS 4100 Steel Structures

And the structure shown would be sufficient to carry the relevant loads specified in

AS 1170.0 Structural design actions – General principles

AS 1170.1 Structural design actions – Permanent, imposed and other actions

AS 1170.2 Structural design actions – Wind actions

Yours faithfully

**TAYLOR THOMSON WHITTING (NSW) PTY LTD**



**ROBERT MACKELLAR**

Director

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GEO FLOORING Pty Ltd  
P O BOX 766 MOSMAN NSW 2088  
Attn Mr Roy Chandra

TEST REPORT No. 148208

LABORATORY REF: P148208

CUSTOMER REFERENCE

## Tx: Style Collection

Sample description as provided by customer

Mass/unit area **26 oz/yd<sup>2</sup>**

Construction Details **Tufted** Secondary Backing **Integra HP**

Style **TEXTURED PATTERNED LOOP**

The Samples Backing was **INTEGRA HP**

Order No. **RC**

Pile Fibre Content **100% NYLON**

Colour **Hickory**

Pile Height **0.135 inches** mm

TEST METHOD AS/ISO 9239.1 2003 Reaction To Fire Tests For Floorings Part 1 Determination of the Burning Behaviour Using a Radiant Heat Source. As required by specification C1.10 of the Building Code of Australia.

The test values relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product. Clause 9 of AS/ISO 9239 Part 1.

Conditioning as specified in BS EN 13238.2001

Sample submitted Date **Jun 2014**

Test Date **17 Jul 2014**

## ASSEMBLY SYSTEM: DIRECT STICK (Details Below).

The floor covering was directly stuck to the substrate using **INTEGRA-2 HP RE adhesive**.

Substrate: **Non-Combustible**

Substrate - **6mm Fibre Reinforced Cement Board to simulate a Non-Combustible Flooring.**

The Holding Torque on Specimen Frame was **2Nm**.

Initial Test Specimen 1 Length Direction Critical Radiant Flux **10.7 kW/m<sup>2</sup>**  
Specimen 1 Width Direction Critical Radiant Flux **9.4 kW/m<sup>2</sup>**  
Full tests carried out in the Width Direction

SPECIMEN	Width #1	Width #2	Width #3	Mean
Critical Radiant Flux (kW/m <sup>2</sup> )	9.4	9.6	9.6	9.5
Smoke Development Rate (%.min)	209	196	214	206

The values quoted below are as required by Specification C1.10 Fire Hazard Properties (Floors) of the Building Code of Australia. The Critical Radiant Flux quoted is the value at Flame-Out/Extinguishment (BCA General Provisions A1.1).

**MEAN CRITICAL RADIANT FLUX 9.5 kW/m<sup>2</sup>**

**MEAN SMOKE DEVELOPMENT RATE 206 percent-minutes**

OBSERVATIONS: The samples shrunk away from the heat source, ignited and burnt a short distance.



M. B. Webb  
Technical Manager

DATE: 17/7/2014

ACCREDITED FOR  
TECHNICAL  
COMPETENCE

Performance & Approvals  
Testing No. 15393  
Accredited for compliance with ISO/IEC 17025.

PAGE 1 of 2

Clause 9 of AS/ISO 9239 Part 1

The values on Page 2 have no relevance to the Code.

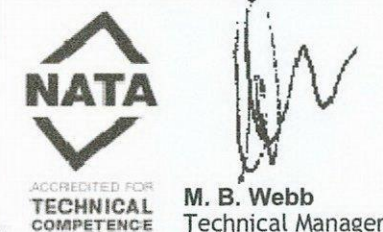
1004 04 09



**TIME FOR EACH SPECIMEN TO REACH EACH MARKER IN SECONDS**

Specimen	50	60	110	160	210	260	310	360	410	460	510	560	610	660	710	760	810	860
1	235	236	312	388	/													
2	347	349	427	489	/													
3	232	234	341	425	/													

TESTS		BURNING CHARACTERISTICS		SMOKE PRODUCTION	
Specimen		Burn Length (mm) at Flame Out/ Extinguishment	Time To Burn Out (s)	Maximum Light Attenuation (%)	Smoke Development Rate (%.min)
Initial Test: Length		110	722	38	145
Specimen Tests: Width					
1		190	723	54	209
2		180	175	46	196
3		180	757	56	214
Mean		183	552	52	206



DATE: 17 Jul 2014

Performance and Approvals  
Testing No. 15393  
Accredited for compliance  
with ISO/IEC 17025.

The laboratory does not allow the use of this page of the report without the use of page 1.  
This page alone has no validity under Clause 9 of AS/ISO 9239 Part 1  
2004 04 09 4015 17 July 2014





LIC: 267216c

## WATERPROOFING CERTIFICATE OF GUARANTEE

Benjamin Robertson Guarantees the area(s) listed below have been waterproofed to all new wet areas comply with F1.7/3.8.1.2 of the BCA and AS3740 2010. Including verification that the waterproofing application is an accredited product in accordance with Part A2.2 of the Building Code of Australia.

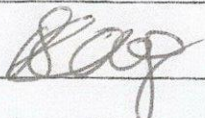
Benjamin Robertson guarantees the installation for a period of 8 years from the installation date against defects in workmanship

This Guarantee excludes structural defects in building and damages caused by other trades.

Builder: Planix Projects.

Site: Opal Seaside, Gardeners Rd, Warriewood.

Area(s) Waterproofed: All wet areas.

Signed:  Date: 28-9-15.

Terms and conditions:

1. This Guarantee is invalid if contract payment are not finalized.

2. To the extent permissible by law the Guarantee is limited to the repair or replacement of the defective membrane and not for any losses/loss of profit.