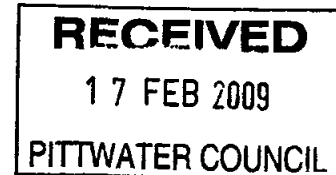
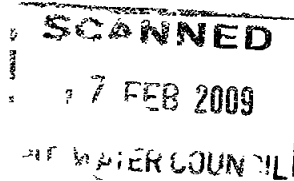


16 February 2009

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



Attention Planning Department

Dear Sir/Madam,

**RE DA NO N0213/08
1753 PITTWATER ROAD, MONA VALE NSW**

Please find attached a copy of an Interim Occupation Certificate for the above development that has been granted by the Principal Certifying Authority

The certificate relates to the alterations and additions to the commercial building at the above address

Together with the Certificate, we have enclosed the following for Council's record

- 1 Occupation Certificate Application Form
- 2 Fire Safety Certificate/Statement
- 3 Other documents relied upon

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises

Please note Dix Gardner Pty Ltd have moved premises. Our new address is *Level 4, 155 Castlereagh Street, Sydney NSW 2000*. All other contact information remains the same.

If you have any queries regarding the above please do not hesitate to contact the undersigned on 9279 3657 during business hours

Yours faithfully,

Wayne Treble
Dix Gardner Pty Ltd

CC - B P Delmege Construction

*PAID 17/2/2009 *RECEIPT 254562

Occupation Certificate

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

Certificate No	040/09
Subject land Lot and DP	1753 Pittwater Road, Mona Vale NSW Lot 1, DP 715158
Applicant Address	B P Delmege Construction Level 5, 90 Mount Street, North Sydney NSW 2060
Owner	Kethel (Investments) Pty Ltd
Type of Certificate	Interim
Determination Date of Determination	Approved 16/02/2009
Attachments	1 Other certificates relied upon 2 Final Fire Safety Certificate
Whole/Part of building works Description of part (if applicable) BCA Classification	Whole N/A Class 5 & 6
DA No Issued by	N0213/08 Pittwater Council
Construction Certificate No Date	537/08 21/10/2008
Accreditation Level Registration No Accreditation Body	A2 – Building Surveyor - Grade 2 BPB0413 Building Professional Board

I certify that

- the health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued and
- a current development consent or complying development certificate is in force for the building and
- if any building work has been carried out a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building and
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia and
- a fire safety certificate has been issued for the building and
- a report from the Fire Commissioner has been considered (if required)

Signed



Wayne Treble
Principal Certifying Authority

Date 16/02/2009



DixGardner
PTY LTD

COUNCIL COPY

Building Certifiers
Building Plan Certifiers
Building Regulation
Consultants
Fire Safety Consultants

OCCUPATION CERTIFICATE APPLICATION FORM

Environmental Planning & Assessment Act 1979 s 109C
Environmental Planning & Assessment Regulation 2000 cl 126 or 139

Interim

Final

APPLICANT

Name B P DELMEGE CONSTRUCTION

Address LEVEL 5 / 90 MOUNT ST NORTH SYDNEY

NSW, 2060

Signature & Date [Signature] 10 FEB 09

OWNER

Name KETHEL (INVESTMENTS) PTY LTD

Address 1792 PITTWATER ROAD, BAYVIEW NSW 2104

SUBJECT LAND

Address 1753 PITTWATER ROAD, MONA VALE NSW 2103

Lot & DP LOT: 1 DP: 715158

PROPOSAL

Description Alterations and additions to existing commercial development.

Part or Whole of Building Whole of building

DEVELOPMENT CONSENT

Not applicable for applications for CDC

DA No _____ Date of Determination _____

CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE

Construction or Complying Development Certificate No 537/08 Date 21/10/08

Fire Safety Certificate

*Issued under the Environmental Planning and Assessment Regulation 2000
Clauses 170 to 174*

Type of Certificate

Interim Final

Owner / Agent

I, **BRETT DELMEGE**

Address

of **DELMEGE CONSTRUCTIONS P/L**

Certify that

each of the essential fire safety measures specified in the current fire safety schedule for the building to which the certificate relates

- a) has been assessed by a properly qualified person and
- b) was found when it was assessed to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued

Identification of Building

Street

PITWATER RD, MONA VALE

House/Unit No or Building Name

1753

Side of Street

Nearest Cross Street

WARATAH STREET

Particulars of Building

Scope

Whole Part

Description of Part (where applicable)

2 STOREY COMMERCIAL BUILDING

House/Unit No or Building Name

1753

Date of Assessment

10/2/09

Owner's Details

Name

KETHEL INVESTMENTS P/L

Address

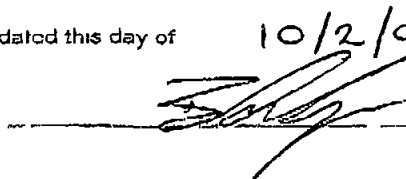
1792 PITWATER RD, BAYVIEW

Essential Fire and other Safety Measures	Standard of Performance
Discharge from exits	BCA Clause D1 10
Emergency Lighting	BCA Clauses E4 2/E4 4 & AS/NZS 2293 1-2005
Exit Signs	BCA Clauses E4 5/NSW E4 6/E4 7/E4 8 and AS/NZS 2293 1 2005
Fire hydrant systems	BCA Clause E1 3 & AS 2419 1-2005
Fire Windows	BCA Spec C3 4
Hose reel system	BCA Clause E1 4 & AS 2441 2005
Latching devices	BCA Clause D2 21 & Manufacturers Spec
Path of travel for stairways, passageway and ramps	BCA Clauses D1 4 D1 6 & D2 7
Portable fire extinguishers	BCA Clause E1 6 and AS 2444-2001

Essential Fire and other Safety Measures	Standard of Performance
Required (automatic) Exit Doors	BCA Clause D2 19
Sprinklers	BCA C3 4 & AS 2118 2
Warning and Operational Signs	BCA Clause D2 23 & EPA Regs 2000

Date of Certificate dated this day of 10/2/09

Signature

 owner/agent

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Brigades

A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building

Notes for completing the Fire Safety Certificate

Note 1

An **interim fire safety certificate** or a **final fire safety certificate** is required before

- an interim occupation certificate can be issued to allow a partially completed new building (including and altered portion of or an extension to a new building) to be occupied or used or
- an interim occupation certification can be issued to allow a change of building use for part of an existing building

A **final fire safety certificate** is required

- before a final occupation certificate can be issued to allow a new building (including an altered portion of or extension to a new building) to be occupied or used or
- before a final occupation certificate can be issued to allow a change of building use for an existing building or
- in accordance with a fire safety order given by a council

An **interim fire safety certificate** is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which interim occupation certificate will be sought

A **final fire safety certificate** must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3) subject to the following

An **interim fire safety certificate** or a **final fire safety certificate** need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent complying development certificate, construction certificate or fire safety order has specified otherwise in the schedule See also note 3

Note 2

The person who carries out the assessment

- must inspect and verify the performance of each fire safety measure being assessed and
- in the case of a (interim or final) fire safety certificate for a new building (not an alteration to or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building

Note 3

The relevant essential fire safety measures are those specified in the most recent fire safety schedule attached to one of the following

- development consent for a change of building use or
- complying development certificate for the erection of a building or a change of building use or
- construction certificate for proposed building work including building work associated with a change of building use or
- a fire safety order

The fire safety schedule will also identify standard of performance for each essential fire safety measure



the property. the people. the vision

Head Office Level 5 90 Mount Street North Sydney NSW 2060
T 02 9922 7722 F 02 9922 3900 E brett@delmege.com.au W www.delmege.com.au

10th February 2009

Dix Gardner Pty Ltd
Level 11, 66 King Street
Sydney NSW 2000

Attention Wayne Tible
Subject 1753 Pittwater Road, Mona Vale

Dear Wayne,

Delmege Constructions P/L hereby certifies that the Development of the above property has been built in accordance with the approved CC plans and the conditions of the Development consent

Please find attached for Occupancy purposes certification from all consultants and contractors engaged in completing this project

Yours Sincerely,
Brett Delmege
Lic 160619C
Delmege Constructions Pty Ltd



28 Nov 08

LICENCE NO 68404c

Lindsay Hughes
Kethel Investments PTYLtd
1792 pittwater rd
Bayview NSW 2104

**CERTIFICATION OF COMPLIANCE
FOR
AIR CONDITIONING AND MECHANICAL VENTILATION
1753 PITTWATER ROAD MONA VALE**

Austral Air Conditioning Services Pty Ltd hereby certifies that the complete design and construction of the mechanical services of 1753 Pittwater Rd Mona Vale within our contract is in accordance with all Authorities and standards thus deemed to comply with local and Australian standard AS1668

I Fred Crofts of Austral Air Conditioning Services Pty Ltd, certify that the information contained in this certificate is to the best of my knowledge and belief, true and accurate

A handwritten signature in black ink, appearing to read 'Fred Crofts', is written over the typed name.

Yours Sincerely,
Fred Crofts
Austral Air Conditioning Services Pty Ltd



Our Reference ST080070

5 February 2009

Delmege Constructions Pty Ltd
Suite 501 Level 5
90 Mount Street
NORTH SYDNEY NSW 2060

Attn Mr Brett Delmege

Re **Final Structural Certification**
No 1753 Pittwater Road Mona Vale

This is to certify that structural inspections were carried out during construction of this project by a practicing Structural Engineer in accordance with accepted engineering practice and principles

At the time of each inspection the work inspected generally conformed in our opinion with the structural engineering drawings (S1 00/A S2 00/2, S3 00/3 S3 01/3, S3 02/3 S3 03/1, S4 00/1 S4 01/1 S5 00/1 S6 00/1) Where minor corrections were required written instructions were issued to the Builder for their correction

This certificate does not relieve the Builder or any other party of their responsibilities for the project

Yours sincerely
ACOR Consultants Pty Ltd

Chris Rowse
BE MIEAust CPEng
Director

ACOR CONSULTANTS PTY LTD
ENGINEERS
MANAGERS
INFRASTRUCTURE PLANNERS
SYDNEY BRISBANE NEWCASTLE
ACORN 079 776 7347
ABN 20 4 21 4 21
Level 1 41 Pittwater Street
PO Box 877
City North NSW 2060
TEL 02 9438 5098
FAX 02 9438 5198

RE CW00062

CERTIFICATE

DATE 09th February 2009

TO Delmege Constructions Pty Ltd

JOB ADDRESS 1753 Pittwater Road
MONA VALE NSW 2103

This is to certify that windows and doors supplied to the above address are manufactured and glazed with 12mm Clear Toughened Glass which has U Value of 5.6 and SHGC of 0.71 and 6.38mm Clear Laminated Glass which has U Value of 5.7 and SHGC of 0.79, and in accordance with Australian Standard *AS 2047 & AS1288*

Should you wish to discuss the contents of this certification please contact our office on (02) 9790 3445

RJS Aluminium Windows Pty Ltd



Sokny LECH
Accounts

BARRENJOEY WATERPROOFING SERVICES

Office, 02 99400147 Mobile, 0401 032 084

DA No *N0213/08*
CC No *537/08*

WA-1
COMPONENT CERIFICATE
FOR
COMPLETION OF WET AREAS

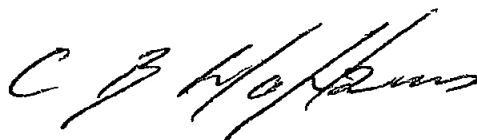
Property 1753 Pittwater Road Mona Vale 2103

DA no *N0213/08*

I Christopher Hopkins of Barrenjoey Waterproofing Services being a qualified waterproofer, my qualifications being License No 128851c, hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of development consent Australian Standards 3740-2004

Further, I am appropriately qualified and experienced to provide the certification for this project

28 January 2009



Three internal wet areas Bathroom, laundry W C

Council use only

Records officer, Received by
And placed on file

Date

A B N 21 379040926 Lic No 128851c
e-mail barrenjoeywp@optusnet.com.au

4279 3676

Lynleigh Electrics Pty Ltd

A B N 97 067 598 832

12th Feb 09

To Whom It May Concern

This is to certify that essential services relating to exit and emergency lighting have been installed and tested at the following address – 1753 Pittwater Rd Mona Vale

The standard of performance for Emergency Lighting is AS/NZS 2293 1 and the standard of performance for Exit Signs is AS/NZS 2293 1

Yours truly,



Andrew Drennan
Manager

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

DNSP OFT COPY

CERTIFICATE NO **218779**

CUSTOMER DETAILS

Name			
Address			
Cross Street		Postcode	

Telephone Contact	
Meter No	
NMI (if applicable)	- 7

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the **ELECTRICITY DISTRIBUTOR (DNSP)**

- | | |
|--|---|
| <input type="checkbox"/> New Installation | <input type="checkbox"/> Network connection or metering |
| <input type="checkbox"/> Additions or alterations to a switchboard or associated equipment | <input type="checkbox"/> Defect Rectification No |

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice
If insufficient space attach separate sheets

EQUIPMENT	RATING	No	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards			
<input type="checkbox"/> Circuits			
<input type="checkbox"/> Lighting			
<input type="checkbox"/> Socket-outlets			
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input type="checkbox"/> Work is connected to supply			<input checked="" type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by

Licence No

TEST REPORT

Indicate the relevant tests and checks that have been performed on the work
If test records are provided attach as separate sheets

<input type="checkbox"/> Earthing system integrity Ω	<input type="checkbox"/> Residual current device operation
<input type="checkbox"/> Insulation resistance MΩ	<input type="checkbox"/> Visual check that installation is suitable for connection to supply
<input type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use

Name

Signature

Licence No

Date of Testing

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and _____
(Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the
Electricity (Consumer Safety) Regulation 2006

Name

Signature

Address

Licence No

Date of Notice

Telephone No
or Other Contact

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by Date

Comments

=====

=====

=====

=====



commodore plumbing nsw pty ltd

CERTIFICATE OF INSTALLATION COMPLIANCE

BUILDING ADDRESS 1753 Pittwater Rd, Mona Vale

BUILDING PARTICULARS Office Block

ESSENTIAL SERVICE	STANDARD OF PERFORMANCE BCA Australian Standard or other code requirement applicable to original Design Installation and Performance	DATE OF COMMISSIONING OR INSPECTION
FIREHOSE REEL	AS 2441-1998 BCA Clause E1 4 & AS	12 02 09
FIRE COLLARS	AS1530 4	12 02 09
LICENSEE S CERTIFICATE OF COMPLIANCE FOR PLUMBING & DRAINAGE WORKS	AS3500 A3500 3 2	12 02 09
STORMWATER	AS 3500 /Installed as per AKY Civil Engineer Stormwater Design Drawings H-01 and H-02	12 02 09

I, Tim Watkin of Commodore Plumbing NSW Pty Ltd certify that the essential service(s) nominated above have been installed and commissioned by this company, and at the date of commissioning / inspection was found to have been properly implemented and to be capable of performing to the abovementioned standard(s)

The information contained in this certificate is to the best of my knowledge and belief true and accurate

Signed Tim Watkin Date 12/2/09

BARRENJOEY WATERPROOFING SERVICES

Office, 02 99400147 Mobile, 0401 032 084

DA No *N0213/08*
CC No *537/08*

WA-1
COMPONENT CERTIFICATE
FOR
COMPLETION OF WET AREAS

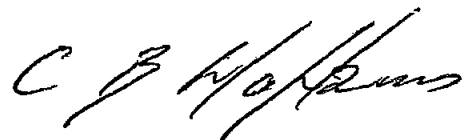
Property 1753 Pittwater Road Mona Vale 2103 .

D A no . *N0213/08*

I Christopher Hopkins of Barrenjoey Waterproofing Services being a qualified waterproofer, my qualifications being License No 128851c, hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of development consent Australian Standards 3740-2004

Further, I am appropriately qualified and experienced to provide the certification for this project.

28 January 2009



Three internal wet areas Bathroom, laundry W C

Council use only

Records officer, Received by
And placed on file

Date

A B N 21 379040926 Lic No 128851c
e-mail barrenjoeywp@optusnet.com.au

4279 3686

Lynleigh Electrics Pty Ltd

A B N 97 067 598 832

12th Feb 09

To Whom It May Concern

This is to certify that essential services relating to exit and emergency lighting have been installed and tested at the following address – 1753 Pittwater Rd Mona Vale

The standard of performance for Emergency Lighting is AS/NZS 2293 1 and the standard of performance for Exit Signs is AS/NZS 2293 1

Yours truly,



Andrew Drennan
Manager

P O Box 1256, Mona Vale NSW 1660
Ph 02 9997 3016 Fax 02 9997 3745 Mobile 0414 441 747
Email lynleighelectrics@swiftdsl.com.au

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

DNSP OFT COPY

CERTIFICATE NO 218779

CUSTOMER DETAILS

Name			Telephone Contact	
Address			Meter No	
Cross Street		Postcode	NMI (if applicable)	

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice					
Type of Installation	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the **ELECTRICITY DISTRIBUTOR (DNSP)**

New Installation
 Network connection or metering
 Additions or alterations to a switchboard or associated equipment
 Defect Rectification No

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice
If insufficient space attach separate sheets

EQUIPMENT	RATING	No	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards			
<input type="checkbox"/> Circuits			
<input type="checkbox"/> Lighting			
<input type="checkbox"/> Socket-outlets			
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by Licence No

TEST REPORT Indicate the relevant tests and checks that have been performed on the work
If test records are provided attach as separate sheets

<input type="checkbox"/> Earthing system integrity Ω	<input type="checkbox"/> Residual current device operation
<input type="checkbox"/> Insulation resistance M Ω	<input type="checkbox"/> Visual check that installation is suitable for connection to supply
<input type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use

Name Licence No
Signature Date of Testing

CERTIFICATION
I, the Electrical Contractor give notice to the Customer and _____ (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name Licence No
Signature Date of Notice
Address Telephone No or Other Contact

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by Date
Comments





the property, the people, the vision

FIRE DOOR CERTIFICATE

Certificate Number 1753

Project Name KETHEL INVESTMENTS P/L.
Building Owner KETHEL INVESTMENTS P/L
Building Address 1753 PITWATER RD, MORA-VILLE

The member company nominated certifies that the fire doorsets have been inspected and labeled as required by the appropriate regulatory authorities in accordance with Australian Standards AS 1905 1 in respect to the Evidence of Compliance at Clause 6 3 and additionally comply in respect to supply, labeling and installation in accordance with the following Australian Standards

AS 1530 4 Methods for fire tests on building materials, components and structures, Part 4 Fire resistance test of elements of building construction

AS 1905 1 Components for the protection of openings in fire-resistant walls, Part 1 Fire-resistant doorsets

Certified by B P DELMEGE CONSTRUCTIONS P/L Member Company

Name of Certifier BRETT DELMEGE

Signature

Date

16 - 2 - 09

Doorset covered by this certificate are to be maintained in accordance with AS 1851 and the manufacturer's instructions

Randall Plumbing Pty Ltd

36 Timaru Rd, TERREY HILLS NSW 2084
Phone 0418 678857 Fax 9486 3707 Lic 10435

Fire Safety Certificate (Form 15) Contractors

Issued under the Environmental Planning and Assessment Regulation 1994, Amendment Regulation 1999
Clauses 80E and 80F

Name of Person I, Norman Randall

Name of Subcontractor
And ABN of, Randall Plumbing Pty Ltd ABN 35 353 851 210

See note below Certify that
a) Each of the essential fire measures listed below
▪ Has been assessed by a person (chosen by me) who was properly
Qualified to do so, and
▪ Was found, when it was assessed, to have been properly implemented
And to be capable of performing and has been commissioned and tested
and proved to be operating to a standard not less than that required by the
standard of performance scheduled
b) The information contained in this certificate is, to the best of my
Knowledge and belief, true and accurate

Location Street 1753 Pittwater Road Monavale
Side Street
Nearest Cross St Monavale Road
Number or Name of building

New or refurbishment New/refurbishment Window Drenching

Describe extent if a Description of part (where applicable)
Refurbishment Installation of 8 x hydrants to each booster

List each service (fire safety measures and applicable standard for this certificate	Service	Standard of Performance
	<u>Window Drenching System</u>	<u>AS 2119 part 2</u>

Date of this certificate date this 10th February, 2009

Signature _____

Note The person who carries out the assessment.

- Must inspect and verify the performance of each service (fire safety measures) being assessed, and in the case of this final fire safety certificate whether it be for a new building or an alteration to, or enlargement or extension of an existing building, that person must test and confirm the operation of each item of equipment installed in the building