

## INTERIM OCCUPATION CERTIFICATE NO. IOC 142440

Issued under Part 4A of the Environmental Planning and Assessment Act 1979  
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

### APPLICANT

Name: **Peter Magnisalis - Anglican Retirement Villages**  
Address of applicant: **PO Box 284, Castle Hill NSW 1765**  
Contact Details: **Phone: (02) 9421 5331 Fax: (02) 9421 2222**

### RELEVANT CONSENTS

Consent Authority/Local Government Area: **Pittwater Council**  
Development Consent No: **N0267/13 & N0267/13/S96/1**  
Date of Development Consent: **20/02/14 & 15/04/15**  
Construction Certificate No: **CC 142440, CC 142440/1 & CC 142440/2**  
Date of Construction Certificate: **25/06/14, 25/03/15 & 21/05/15**

### PROPOSAL

Address of Development: **6-14 Macpherson Street, Warriewood, NSW 2102**  
Lot & DP No: **Lot 1, 2, 3, 4 & 5 DP 1161389**  
Building Classification: **Class 1a & 9b**  
Type of Construction: **N/A**  
Scope of building works covered by this Notice: **Stage 4 works comprising of 33 self-contained dwellings, additional carports, community building, landscaping and carparking.**  
Attachments: **Schedule 1**  
Fire Safety Schedule: **Schedule 2**  
Exclusions: **Stage 5 works comprising of 26 self-contained dwellings.**

### PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of  
City Plan Services Pty Ltd**

### ACCREDITATION BODY

**BPB 0027**

*That I, Brendan Bennett, as the certifying authority, for and on behalf of City Plan Services Pty Ltd certify that:*

- *A current Development Consent or Complying Development Consent is in force with respect to the building;*
- *A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- *The health and safety of the occupants of the building has been taken into consideration;*
- *The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*
- *Where required, a final Fire Safety Certificate has been issued for the building or an Interim Final Fire Safety Certificate has been issued for the relevant part of the building;*
- *Where required, a report from the Commissioner of Fire Brigades has been considered.*

DATED THIS **20<sup>th</sup>** day of **January** **2016**



**Brendan Bennett  
Managing Director**

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

## SCHEDULE 1

### 1. Fire Safety Measures

Service	Certified by	Reference	Date
Overall Fire Safety Certificate	Roi Raymond Ciftci	-	19/11/15

### 2. Building Component Measures

Installation	Certified by	Reference	Date
Installation/Completion Certificate - Hydraulic work	CQ Solutions Pty Ltd	-	21/10/15
Installation/Completion Certificate - Electrical & Mechanical work – Smoke alarm	TGB Electrical Pty Ltd	-	25/11/15
Installation/Completion Certificate - BASIX, Energy Efficiency & Bushfire	PBS Building (NSW) Pty Ltd	-	21/10/15
Installation/Completion Certificate - Clothsline	Discount Clothesline	-	23/10/15
Installation/Completion Certificate - Fire Safety	CQ Solutions Pty Ltd	-	28/10/15
Installation/Completion Certificate - General Earthwork	SRS Contracting Pty Ltd	-	21/10/15
Installation/Completion Certificate - Vapor barrier, steel reinforcement & concrete work	All Concrete SLD P/L	-	19/10/15
Installation/Completion Certificate - Masonry work	Global Bricklaying Holdings	-	10/11/15
Installation/Completion Certificate - Structural steel work	PBS Building (NSW) Pty Ltd	-	24/11/15
Installation/Completion Certificate - Structural steel work	Renrow Constructions	-	20/10/15
Installation/Completion Certificate - Carpentry work	BenditCorp Pty Ltd	-	22/10/15
Installation/Completion Certificate - Carpentry work	RGM Carpentry P/L	-	28/10/15
Installation/Completion Certificate - Screw pile work	Helcon Contracting Australia P/L	-	27/10/15
Installation/Completion Certificate - Metal roofing work	All Aspects Roofing	-	10/10/15
Installation/Completion Certificate - Windows/Glazed Sliding Doors/ Adjustable Louvers/Window Walls	PBS Building (NSW) Pty Ltd	-	24/11/15
Installation/Completion Certificate - Glazed Assemblies not in an external wall	PBS Building (NSW) Pty Ltd	-	24/11/15
Installation/Completion Certificate - Windows & Door Work	Bradnam's Windows and Doors	-	22/10/15
Installation/Completion Certificate - Hinged Doors/Fixed Louvers/Sliding Doors without frame	PBS Building (NSW) Pty Ltd	-	24/11/15
Installation/Completion Certificate - Carpentry work	BenditCorp Pty Ltd	-	22/10/15
Installation/Completion Certificate - Skylight	Natural Lighting Products P/L	-	20/10/15
Installation/Completion Certificate	TGB Electrical Pty Ltd	-	19/10/15

Installation	Certified by	Reference	Date
- Electrical & Mechanical Work			
Installation/Completion Certificate - Waterproofing Work	Elite Tile Projects P/L	-	26/11/15
Installation/Completion Certificate - BAISX, Energy Efficiency & Bushfire	PBS Building (NSW) Pty Ltd	-	21/10/15
Installation/Completion Certificate - Insulation Work	Eureka Sustainability Group P/L	-	27/10/15
Installation/Completion Certificate - Plasterboard Work	RIL Commercial Linings Pty Ltd	-	21/10/15
Installation/Completion Certificate - Energy Efficiency	PBS Building (NSW) Pty Ltd	-	24/11/15
Glazing Compliance Certificate	Blue Mountains Shower Screens	BMSSGC0105 BMSSGC0104 BMSSGC0100 BMSSGC0085 BMSSGC0078	24/11/15 10/11/15 27/10/15 18/08/15 28/07/15
Certificate of Compliance (Community Room) - Termite barriers	Rentokil Termite Barriers	2015-04- 000016152SHR	16/10/15
Certificate of Compliance (ILU 1) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016512SHR	24/11/15
Certificate of Compliance (ILU 2) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016513SHR	24/11/15
Certificate of Compliance (ILU 3) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016514SHR	24/11/15
Certificate of Compliance (ILU 4) - Termite barriers	Rentokil Termite Barriers	2015-04- 000015861SHR	20/08/15
Certificate of Compliance (ILU 5) - Termite barriers	Rentokil Termite Barriers	2015-04- 000015656SHR	06/08/15
Certificate of Compliance (ILU 6) - Termite barriers	Rentokil Termite Barriers	2015-04- 000015862SHR	20/08/15
Certificate of Compliance (ILU 7) - Termite barriers	Rentokil Termite Barriers	2015-04- 000015863SHR	20/08/15
Certificate of Compliance (ILU 8) - Termite barriers	Rentokil Termite Barriers	2015-04- 000015654SHR	06/08/15
Certificate of Compliance (ILU 9) - Termite barriers	Rentokil Termite Barriers	2015-04- 000015655SHR	06/08/15
Certificate of Compliance (ILU 10) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016515SHR	24/11/15
Certificate of Compliance (ILU 11) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016516SHR	24/11/15
Certificate of Compliance (ILU 12) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016517SHR	24/11/15
Certificate of Compliance (ILU 13) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016518SHR	24/11/15
Certificate of Compliance (ILU 14) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016519SHR	24/11/15
Certificate of Compliance (ILU 15-16) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016520SHR	24/11/15
Certificate of Compliance (ILU 17) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016521SHR	24/11/15
Certificate of Compliance (ILU 18-19) - Termite barriers	Rentokil Termite Barriers	2015-06- 000016308SHR	02/11/15

Installation	Certified by	Reference	Date
Certificate of Compliance (ILU 20-21) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016522SHR	24/11/15
Certificate of Compliance (ILU 22-23) - Termite barriers	Rentokil Termite Barriers	2015-07- 000016523SHR	24/11/15
Certificate of Compliance (ILU 24-25) - Termite barriers	Rentokil Termite Barriers	2015-06- 000016054SHR	30/09/15
Certificate of Compliance (ILU 26-27) - Termite barriers	Rentokil Termite Barriers	2015-06- 000016055SHR	30/09/15
Certificate of Compliance (ILU 28-29) - Termite barriers	Rentokil Termite Barriers	2015-06- 000016056SHR	30/09/15
Certificate of Compliance (ILU 30) - Termite barriers	Rentokil Termite Barriers	2015-05- 000016057SHR	30/09/15
Certificate of Compliance (ILU 31-32) - Termite barriers	Rentokil Termite Barriers	2015-05- 000016058SHR	30/09/15
Certificate of Compliance (ILU 33) - Termite barriers	Rentokil Termite Barriers	2015-06- 000016310SHR	02/11/15
Certificate of Compliance (ILU 30) - Screw Pile Installation	Helcon Contracting Australia	-	30/09/15
Structural Certification	H&H Consulting Engineers	12693-S4/rk	15/12/15
Compliance Certificate - Airfoil 3 Zero Flexible Nude Core	Airfoil Grilles Duct Fittings	-	-
Compliance Certificate - R1.0 Insulated Flexible Duct	Airfoil Grilles Duct Fittings	-	-
Technical Sheet	Modwood Decking	-	Aug 2013
Technical Data Sheet - Silver Wrap Sarking	Ametalin	DTE-42067-17	-
Test Report - Slip Check to AS 4586:2013	Safe Environments Pty Ltd	R9756	17/11/15
Test Report - Slip Check to AS 4586:2013	Safe Environments Pty Ltd	R9306a R9306b	01/09/15

3. Documentation demonstrating compliance with conditions of development consent required to be satisfied prior to OC

Description	Certified by	Reference	Date
DA Condition B2, E4, E9 – Stormwater	H&H Consulting Engineers	12693-C5/af	13/11/15
DA Condition B3 – Sqid Management Plan	H&H Consulting Engineers	12693 Rev 1	Nov 15
DA Condition B14 – Landscape Documentation Compliance	John Lock + Associates	-	08/12/15
DA Condition B22 – Animal Restriction	Anglican Retirement Villages	-	30/10/15
DA Condition B25d & E18 – Bushfire	Building Code & Bushfire Hazard Solutions Pty Ltd	-	09/12/15
DA Condition C21, C26 & E16 – Access Compliance	Accessible Building Solutions	-	08/12/15
DA Conditions D4 & D5 – Waste Management & Recycling Plan	Bingo Group	-	-
DA Conditions D4 & D5 – Waste Docket	Bingo Waste Services Pty Ltd	BB358816 BB364536	31/08/15 19/09/15
DA Conditions D4 & D5 – Waste Management & Recycling Report	Bingo Group	-	08/10/15 04/09/15

#### 4. Critical Stage Inspections

Inspection	Certified by	Reference	Date
Inspection Report - Stormwater	City Plan Services	142440	30/03/15
Inspection Report - Wet areas	City Plan Services	142440	12/11/15 & 24/11/15
Inspection Report - Slab steel Lots 6 & 7 - Screw piers, Lots 4, 5, 8 & 9	City Plan Services	142440	09/04/15 & 13/04/15
Inspection Report - Slab steel Lots 8 & 9 - Screw piers Lot 30	City Plan Services	142440	17/04/15
Inspection Report - Slab Steel Lot 4 - Piers - Lots 26, 27, 28, 29, 30, 31, 32	City Plan Services	142440	04/05/15
Inspection Report - Slab Steel, Lots 28 & 29	City Plan Services	142440	15/05/15
Inspection Report - Slab Steel, Lots 30, 31 & 32	City Plan Services	142440	19/05/15
Inspection Report - Slab Steel - Lots 26 & 27 - Piers - Lots 24 & 25	City Plan Services	142440	27/05/15
Inspection Report - Slab Steel - Lots 24 & 25 - Piers - Lots 1, 18, 19, 20, 21, 22 & 23	City Plan Services	142440	04/06/15
Inspection Report - Slab Steel - Lots 22 & 23 - Piers - Lots 2 & 3	City Plan Services	142440	09/06/15
Inspection Report - Slab Steel - Lots 20 & 21 - Piers - Lots 12, 13 & 14	City Plan Services	142440	15/06/15
Inspection Report - Frame - Lots 8 & 9	City Plan Services	142440	15/06/15
Inspection Report - Slab Steel - Lots 18 & 19	City Plan Services	142440	23/06/15
Inspection Report - Piers - Lots 10 & 11 - Frame - Lots 6 & 7	City Plan Services	142440	24/06/15
Inspection Report - Frame - Lots 4 & 5	City Plan Services	142440	03/07/15
Inspection Report - Frame - Lots 28, 29 & Community Room	City Plan Services	142440	13/07/15
Inspection Report - Frame - Lots 30, 31 & 32 - Wet Area - Lots 28 & 29 - Slab Steel - Lots 1, 2 & 3	City Plan Services	142440	21/07/15
Inspection Report - Frame - Lots 24, 25, 26 & 27 - Wet Area - Lots 30, 31 & 32 - Slab Steel - Lot 10	City Plan Services	142440	03/08/15
Inspection Report - Slab - Lot 11	City Plan Services	142440	07/08/15
Inspection Report - Frame - Lot 33	City Plan Services	142440	19/08/15
Inspection Report	City Plan Services	142440	21/08/15

- Slab Steel - Lots 12, 13 & 14 - Wet Area - Lots 24 & 25			
Inspection Report - Frame - Lots 18, 19, 20 & 21 - Stormwater - Lots 1, 2, 3, 30, 31, 25 & 26	City Plan Services	142440	26/08/15
Inspection Report - Slab Steel - Lots 37 & 40 - Wet Area - Lots 18, 19, 20 & 21	City Plan Services	142440	08/09/15
Inspection Report - Frame - Lots 2 & 3	City Plan Services	142440	09/09/15
Inspection Report - Frame - Lots 2 & 3	City Plan Services	142440	11/09/15
Inspection Report - Frame - Lots 22 & 23	City Plan Services	142440	14/09/15
Inspection Report - Frame - Lot 1 - Wet Area - Lots 2 & 3 - Stormwater - Lot 15 - Piers - Lots 46, 47, 48, 49, 50 & 52 - Slab Steel - Lot 43	City Plan Services	142440	22/09/15
Inspection Report - Frame - Lots 10, 11 & 12 - Wet Area - Lots 22 & 23 - Slab - Lot 43	City Plan Services	142440	30/09/15
Inspection Report - Slab Steel - Lots 17 & 45	City Plan Services	142440	01/10/15
Inspection Report - Frame - Lots 13 & 14 - Wet Area - Lots 1, 10 & 11 - Slab Steel - 36, 41, 42 & 46 - Stormwater - Lots 15, 16, 17, 21, 22 & 23	City Plan Services	142440	06/10/15 12/10/15
Inspection Report - Frame - Lots 15, 16 & 17 - Wet Area - Lots 12, 13 & 14 - Slab Steel - 38 & 39	City Plan Services	142440	26/10/15
Inspection Report - Frame - Lots 34, 37 & 40 - Wet Area - Lots 15, 16 & 17 - Slab Steel - Lots 47 & 48	City Plan Services	142440	05/11/15
Inspection Report - Frame - Lots 36, 38 & 39 - Slab Steel - Lots 53 & 54 - Piers - Lots 55, 56, 57, 58 & 59	City Plan Services	142440	17/11/15
Inspection Report - Frame - Lots 35, 42 & 45	City Plan Services	142440	20/11/15
Inspection Report - Progress/ Pre-final	City Plan Services	142440	04/12/15 08/12/15 10/12/15
Inspection Report - Final	City Plan Services	142440	18/01/16

#### 5. Additional Documentation

Title	Prepared by	Reference	Date
Occupation Certificate Application	Anglican Retirement Villages	-	20/01/16
Fire Engineering Report	BCA Innovations	F15-055 Issue V3	13/01/16

Section 73 Compliance Certificate	Sydney Water	139889	02/03/15
Basix Completion Receipt	NSW Planning & Infrastructure	CR- 8RGR3G40EVW25 LY-499606M_03	19/01/16

**SCHEDULE 2  
FIRE SAFETY SCHEDULE**

Address of Development:  
Lot & DP No:  
Interim Occupation Certificate No:

**6-14 Macpherson Street Warriewood, NSW 2102  
Lots 1, 2, 3, 4 & 5 DP 1161389  
IOC 142440**

**1. Statutory Fire Safety Measures**

<b>NO:</b>	<b>FIRE SAFETY MEASURES (AS SET OUT UNDER CLAUSE 166 OF EP&amp;A REGULATIONS)</b>	<b>CURRENTLY IMPLEMENTED</b>	<b>PROPOSED IMPLEMENTATION</b>	<b>STANDARD OF PERFORMANCE</b>
1	Portable fire extinguishers	NO	YES	BCA2014 E1.6 & AS2444-2001

CERTIFYING AUTHORITY

ACCREDITATION NUMBER  
DATED:

SIGNED:

**Brendan Bennett** for and on behalf of  
**City Plan Services Pty Ltd**  
BPB 0027  
20/01/16

