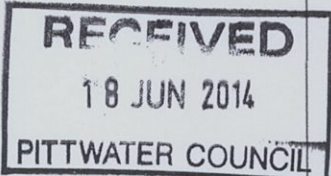


COUNCIL COPY

HOLMES ACCREDITED CERTIFIERS PTY LTD

A.B.N. 54 314 450 826
2 Clay Place, Eagle Vale NSW 2558
Phone: 0459 329 339
A2 – Accredited Certifier – Building Surveying Grade 2



OCCUPATION CERTIFICATE

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

CERTIFICATE NUMBER: CC 11/015

COUNCIL AREA: Pittwater Council

APPLICANT

Name: Mrs Pamela Fahey
Address: P.O. Box 7225 Bondi Beach NSW 2026
Contact Number: 0417 438 701

OWNER

Name: Mrs Pamela Fahey
Address: P.O. Box 7225 Bondi Beach NSW 2026
Contact Number: 0417 438 701

SUBJECT LAND

Address: Lot No.: 1 DP No.: 121833
13A Ocean Road, Palm Beach NSW 2108

DESCRIPTION OF WORKS APPROVED

Description: Alterations and additions to existing dwelling

Classification: Class 1a

836 REC: 361967 18/6/14.

DEVELOPMENT APPROVAL DETAILS

Development Consent Number: N0567/10
Date of Determination: 25 August 2011
Construction Certificate Number: CC 11/015
Date of Approval: 30 September 2011
Issued by Holmes Accredited Certifiers Pty Ltd

DETERMINATION

Type of Certificate Final
Decision: Approved
Date of Decision: 17 June 2014

RIGHT OR APPEAL

under S109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate or imposition of conditions of the consent within 12 months from the date of the decision.

ACCREDITATION BODY

BUILDING PROFESSIONALS BOARD
10 Valentine Street, Parramatta NSW 2150

CERTIFICATION

This is to certify that:

I have been appointed as the Principal Certifying Authority under S109E.
I have taken into consideration the health and safety of the occupants of the building
A current development consent/Complying Development Certificate is in force for the building
A current Construction Certificate/Complying Development Certificate has been issued with respect to the plans and specifications for the building
The building is suitable to occupy in accordance with its classification under the Building Code of Australia
A Fire Safety Certificate has been issued for the building (If required)
A report from the Fire Commissioner has been considered (If required)

SCHEDULE OF INSPECTIONS

INSPECTION	DATE OF INSPECTION	RESULT	INSPECTED BY	ACCREDITATION NUMBER
Pre-Commencement	05/09/11	Satisfactory	Bradley Holmes	BPB 0184
Frame	24/09/11	Satisfactory	Bradley Holmes	BPB 0184
Waterproofing	24/09/11	Satisfactory	Bradley Holmes	BPB 0184
Stormwater	24/09/11	Defective	Bradley Holmes	BPB 0184
Final	03/03/14	Defective	Bradley Holmes	BPB 0184
Final OC Certificate	16/06/14	Satisfactory	Bradley Holmes	BPB 0184

CERTIFICATES RELIED UPON

- Record of inspection for Pre-Commencement dated 5/9/11
- Record of inspection for Frame dated 24/9/11
- Record of inspection for Waterproofing dated 24/9/11
- Record of inspection for Final dated 3/5/14
- Record of inspection for Occupation Certificate 16/6/14
- BASIX certificate No. A113386_02 dated 8/5/14
- Letter regarding revised BASIX certificate from Smith & Tzannes dated 8/5/14
- Termite protection certificate dated 16/1/12
- Certificate for stormwater installation by MPI Group Australia Pty Ltd dated 8/5/14
- Certificate for mechanical ventilation by Coast Carpentry Pty Ltd dated 12/7/12
- Certification for installation of landscaping by Kobe Developments Pty Ltd dated 2/5/13
- Certificate of compliance for glass balustrades by Gatewise Pty Ltd dated 15/2/13
- Form 3 Geotechnical Risk Management Policy dated 7/5/14
- Dilapidation report statement by Anthony Fahey dated 8/5/14
- Certification for glazing installation by Magic Glass Pty Ltd dated 8/5/14
- Certificate for stormwater, drainage and gas fitting by Stylish Plumbing Solutions Pty Ltd dated 4/10/12
- Certification for glazing installation by DecoGlaze dated 1/10/12
- Certificate for smoke detector installation by Electromen dated 13/9/12
- BASIX compliance certificate by Anthony Fahey dated 10/3/13
- Structural certification by Tall Engineers Pty Ltd dated 6/9/12
- Engineering final certification by AJK Design Pty Ltd dated 8/5/14
- Waterproofing certificate by A.C Waterproofing Services Pty Ltd dated 4/5/12
- Final survey report by Ballenden Surveyors dated 16/5/14
- Application form for Occupation Certificate dated 13/6/14

CERTIFYING AUTHORITY

Name of Certifying Authority: HOLMES ACCREDITED CERTIFIERS PTY LTD


Name of Accredited Certifier: Bradley Holmes

Accreditation Number: BPB 0184

Contact Number: 0459 329 339

Address: 2 Clay Place, Eagle Vale NSW 2558

SIGNED:



B
DP 442897

1
DP 1059363

DP 121833

LEGEND-

(A) DENOTES-PORCH, SINGLE STOREY ABOVE
(B) DENOTES-SINGLE STOREY, BALCONY ABOVE, METAL ROOF
(C) DENOTES-SINGLE STOREY, BALCONY ABOVE, NO ROOF
(D) DENOTES-METAL ROOF

2 STOREY
BRICK RESIDENCE
TILE ROOF
No. 13

139
DP 11552

[illegible]

SKETCH SHOWING THE FINAL IDENTIFICATION SURVEY
OF THE NEWLY CONSTRUCTED ADDITIONS IN RELATION
TO THE BOUNDARIES WITH LEVELS AT:

No. 13A OCEAN ROAD, PALM BEACH
LOT 1 IN DP 121833

BALLENDEN SURVEYORS

C1/102-106 BOYCE ROAD,
MAROUBRA JUNCTION, N.S.W. 2035
PHONE (02) 9344 5506
E-mail: ballenden@ozemail.com.au

A.C WATERPROOFING SERVICES PTY LTD

A.B.N 26.074.728.948

PO Box 40 Watson Bay 2030 NSW

Andrey Domain

PH: 0411 116 061

Certification of Installation & Warranty

13a Ocean Road Palm Beach

To: Pamela Fahey

I Andrey Domain of A.C. Water proofing services here by certify the following to

Address: Pamela fahey of 13a Ocean Road Palm Beach NSW.

1. Waterproofing of wet area bathrooms and deck areas in residential AS 3740-2004 & F1.7; All Waterproofing works have been installed to Tremco Manufacturers specifications and instructions, all due care has been undertaken to guarantee a watertight seal for 10 Years.

PRODUCT WARRANTY

Period of Warranty: 10 YEARS

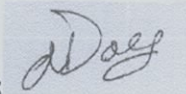
Product: Tremco.

Works Description:

1. 1 coat Primer Tremproof 90, 2 Coats Tremproof 90, to Wet area.
2. 1 coat Primer Tremproof 171, 2 coats of Tremco 350 and 1 coat of Tremco 351 black Uv, to Deck areas.

Name: Andrey Domain

Signature:



Date: 4th MAY 2012

11 Bibby Street
Carlton
NSW 2218 AUSTRALIA



Ph: (02) 9547 3757
Fax: (02) 9547 3757
Mob: 0438 007 990

8 May 2014
Job ref: CPR017-13A

Mrs. Pamela Fahey
13A Ocean Rd
Palm Beach NSW 2026

Dear Mrs. Pamela Fahey,

**13A OCEAN ROAD PALM BEACH (Lot 1 DP 121833) COASTAL
ENGINEERING FINAL CERTIFICATION**

I, Andrey Kandic hereby certify the following: After inspection of the site on 3rd May 2014 at 13a Ocean Road Palm Beach, I can confer that the Approved Architectural Plans along with the Structural plans have been constructed in accordance with the design intent of the Approved Coastal Hazard Report dated 23 August 2010 with Job ref: CPR017-13A.

Mr. Andrey Kandic

Chartered Professional Status CPENG RPEQ

Membership No. 720489

**Record of Inspections conducted under
Section 109E(3) of the EP&A Act 1979**

Address: 13A Ocean Road, Palm Beach

DA No: N0567/10

CC No: CC 11/015

Inspection Type: Final

Inspection Date: 3 May 2014

Inspector: Bradley Holmes

Accreditation No: BPB 0184

Result: Defective

1. Install rainwater tank as per the approved plans
2. Install glazing decals to the full height glazing in accordance with BCA clause 3.6.4.6 located between 700mm and 1200mm above the floor level including the front door
3. The glass balustrade is to be provided with a top rail in accordance with AS1288-2006
4. Install hard wired smoke detectors throughout the dwelling in accordance with BCA clause 3.7.2 and AS3786-1993. Detectors are required to be located on each level and between living areas and bedrooms. (Not within bedrooms).
5. Install a durable termite notice to the meter box in accordance with BCA Clause 3.1.3.2(b).
6. Install a resuscitation chart to the spa area.
7. Install a street number to the building (Condition E9)

Certificates Required to be provided:

1. Certification for the installation of the stormwater harvest and re-use system (Condition B3)
2. Certification for installation of the screen planting that will screen at least 50% of the built form after 3 years
3. Certification that the installed glazing has a maximum reflectivity index of 25% (Condition B18)
4. A completed Form 3 of the geotechnical risk management policy (Appendix 5 of P21 DCP) (Condition E1)
5. Certification from the engineer with coastal engineering as the core competency stating that the development has been constructed in accordance with the intent of the approved coastal hazard report (Condition E2).
6. Certification from the hydraulic engineer that the drainage/stormwater management system has been installed to the manufacturers specifications and the hydraulic engineers plans (Condition E3)
7. Certification from a chartered professional engineer confirming that the works in the public road reserve comply with council requirements (Condition E4)
8. Provide a post construction photographic dilapidation report of the road reserve and area adjoining the site. The report is required to be accompanied by a statement that no damage has been done (Condition E5)
9. Provide an identification (setback) and height (floor levels and overall) survey, accompanied by letter from the surveyor confirming it complies with the Construction Certificate approved documentation and identifying any encroachments.
10. Certification for works completed from the structural engineer for all footings, reinforced concrete, structural steel, structural timber framework, and retaining walls as applicable
11. Certification for the installation of hard-wired smoke alarm systems to AS3786.
12. Certification for all wet area waterproof applications in accordance with BCA and AS3740. Certification must also include verification the waterproof application is an accredited product in accordance with Part A2.2 of the Building Code of Australia.
13. Certification from a qualified pest controller to the effect that termite protection measures have been implemented into the building construction in accordance with AS3660.1 and the Building Code of Australia.

14. Certification from the builder to the effect that all building works have been carried out in a good and workmanlike manner by appropriately licensed contractors, in accordance with all relevant codes and standards and in accordance with the relevant conditions of the development consent and documentation approved under the Construction Certificate.
15. Certification to the effect that any variations to the building design, as approved under the Construction Certificate, which may be contrary to the requirements of the DA consent and or Building Code of Australia, have been appropriately disclosed to the PCA.
16. Certification for works completed from the structural engineer for the installation of all balustrades to comply with the structural loading requirements of AS1170.1.
17. Certification for all new mechanical ventilation works to AS1668.2-1991.
18. Certification for all electrical work in accordance with AS3000.
19. Certification that all plumbing and drainage works have been carried out in accordance with Volume 3 of the BCA and the relevant AS3500 series.
20. Certification for all landscape works in accordance with the design documentation and the relevant conditions of the development consent.
21. Certification to the effect that all requirements and recommendations contained in the BASIX report dated 23 May 2011 have been implemented into the construction of the building to achieve the calculated energy efficiency rating.
22. Certification from the manufacturer or installer of the spa to the effect that the skimmer box fitting has been installed to comply with the requirements of AS1926.3-2003, Swimming pool safety, Part 3: Water recirculation and filtration systems, to minimize the chance of injury of users.
23. Certification from the manufacturer or installer of the spa to the effect that the outlets for the unit have been installed to comply with the requirements of AS1926.3-2003, Swimming pool safety, Part 3: Water recirculation and filtration systems, so that each pump system has a means of releasing the vacuum pressure of an outlet from the pool / spa if it becomes blocked.
24. Certification from the manufacturer or installer of the swimming pool / spa bath to the effect that the outlets for the unit have been installed to comply with the requirements of AS1926.3-2003, Swimming pool

safety, Part 3: Water recirculation and filtration systems, including provision of outlet point covers, active main drain covers and compliant water velocities.

- 25. Certification for all glazing installations, including balustrade panels, shower screens & mirrors, to comply with AS1288-2006 (Glass in buildings – Selection and installation), including reference to wind loadings and human impact requirements.
- 26. Certification for all glazed assemblies (including doors, windows, louvres) in external walls to comply with AS2047 (Windows in buildings – Selection and installation).

Re-inspection Required ☒ Yes ☐ No Signature...*Blair*.....

**Record of Inspections conducted under
Section 109E(3) of the EP&A Act 1979**

Address: 13A Ocean Road, Palm Beach

DA No: N0567/10

CC No: CC 11/015


Inspection Type: Water proofing

Inspection Date: 24 September 2011

Inspector: Bradley Holmes

Accreditation No: BPB 0184

Result: Satisfactory

Re-inspection Required ☐ Yes ☒ No Signature.....

**Record of Inspections conducted under
Section 109E(3) of the EP&A Act 1979**

Address: 13A Ocean Road, Palm Beach

DA No: N0567/10

CC No: CC 11/015

Inspection Type: Frame

Inspection Date: 24 September 2011

Inspector: Bradley Holmes

Accreditation No: BPB 0184

Result: Satisfactory – Works inconsistent with approval, Builder advised to cease work and lodge a section 96 amendment with council.

Re-inspection Required ☒ Yes ☐ No Signature.....*Bradley Holmes*

**Record of Inspections conducted under
Section 109E(3) of the EP&A Act 1979**

Address: 13A Ocean Road, Palm Beach

DA No: N0567/10

CC No: CC 11/015

Inspection Type: Stormwater

Inspection Date: 24 September 2011

Inspector: Bradley Holmes

Accreditation No: BPB 0184

Result: Defective – Not ready

Re-inspection Required ☒ Yes ☐ No Signature... Bradley Holmes

**Record of Inspections conducted under
Section 109E(3) of the EP&A Act 1979**

Address: 13A Ocean Road, Palm Beach

DA No: N0567/10

CC No: CC 11/015

Inspection Type: Pre Commencement

Inspection Date: 5 September 2011

Inspector: Bradley Holmes

Accreditation No: BPB 0184

Result: Satisfactory – No works commenced, consistent with the plans

Re-inspection Required ☐ Yes ☒ No Signature.....*Bradley Holmes*

**Record of Inspections conducted under
Section 109E(3) of the EP&A Act 1979**

Address: 13A Ocean Road, Palm Beach

DA No: N0567/10

CC No: CC 11/015


Inspection Type: Final OC Completion

Inspection Date: 16 June 2014

Inspector: Bradley Holmes

Accreditation No: BPB 0184

Result: Satisfactory

Re-inspection Required ☐ Yes ☒ No Signature.....



HOLMES ACCREDITED
CERTIFIERS

HOLMES ACCREDITED CERTIFIERS PTY LTD

2 CLAY PLACE EAGLE VALE NSW 2558

Phone 0459 329 339

Email: holmesaccreditedcertifiers@gmail.com

Bradley Holmes – A2 Accredited Certifier - Building Surveying Grade 2

APPLICATION FOR OCCUPATION CERTIFICATE:

To:	Holmes Accredited Certifiers	Our ref:	CC 11/015
Applicant:	Mrs Pamela Fahey	DA NO:	N0567/10
Builder:	Owner Builder	Council:	Pittwater Council

DETAILS OF DEVELOPMENT:

Full Property Address: 13a Ocean Road, Palm Beach

Proposed works: Alterations and additions to existing dwelling

Type of work: Building Work

Building Classification: Class 1a

TYPE OF CERTIFICATE REQUIRED:

If you want to occupy or use a new building, you need an occupation certificate to do so.
Please nominate which certificate you require:

- ☐ **Interim occupation certificate:**
We must be satisfied that the building is not hazard to the health or safety of the occupants of the building.
- ☒ **Final occupation certificate:**

FINAL OCCUPATION CERTIFICATE REQUIREMENTS:

Submit all supporting documents relating to the following, and then tick the left hand column when it has been complied with.

Tick when complied with:	We are also satisfied:
<input checked="" type="checkbox"/> Mandatory Inspections	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Compliance with the Development Consent	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Compliance with the BCA	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Adherence with the PCA service agreement	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Construction of the building works in accordance with the approved plans which relate to the construction certificate	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> The submission of a fire safety certificate (where applicable)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Where relevant, a BASIX certificate has been complied with	<input checked="" type="checkbox"/>

DATE OF RECEIPT: (to be completed by us) 13/06 /14



08 May 2014

Anthony Fahey
Kobe Developments
PO Box 7225
Bondi Beach NSW 2026

**REVISED BASIX CERTIFICATION
FAHEY DWELLING - 13A OCEAN ROAD [09_154]**

Dear Anthony,

Following the deletion of the spa that was originally proposed in your renovation works for the above property, we hereby provide a revised BASIX certificate (#A113386_02).

All requirements are as per the original certificate with the exception of the deleted spa. As such, there are now no rainwater tank requirements for the property.

We trust this revised certificate satisfies your building certification however should you require any further information please do not hesitate to contact us.

Yours faithfully,
SMITH & TZANNES

Rachael Hemmings
Graduate of Architecture

**ARCHITECTURE
URBAN PLANNING**

+ 61 2 9516 2022
email@stz.com.au
www.stz.com.au

M1, 147 McEvoy Street
Alexandria NSW 2015

DIRECTORS:
Peter Smith 7024
Andrew Tzannes

Smith and Tzannes Pty Ltd
ABN 96 142 020 693

SUBTERRANEAN TERMITE MANAGEMENT SYSTEMS

CERTIFICATE OF INSTALLATION

in accordance with AS 3660.1

New Building Work Only

Certificate No:

Form: C2 - 2001

IMPORTANT INFORMATION This "Subterranean Termite Management Systems Certificate of Installation in accordance with AS 3660.1" (hereinafter called "The Certificate") is issued subject to the Terms & Conditions set out in Clause A.1 of this document.

NAME OF BUILDING OWNER: **Pamela Fahey**

NAME OF CLIENT (which may be same as above):

PROPERTY AT: **13a Ocean road Palm Beach, NSW**

POST CODE:

PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT

METHOD OF TERMITE MANAGEMENT This Certificate confirms the installation of a management system(s).

Date the work was completed:

16/11/2011

Details of termite barrier(s) installed (include whether a single or integrated termite barrier has been installed, the name of the barrier, method of installation and any specific maintenance recommendations):

Where applicable, specify registered chemical used:

Name of Chemical:

Active constituent used:

Concentration applied:

Total volume used:

The expected life of any under floor chemical barrier is:

The expected life of any external chemical barrier is:

Details of any other system component installed (e.g. monitoring stations):

Homeguard Blue was installed as indicated on sketch

Specify any specific limitations and additional advice (include any limitations to the installation of the barrier or the ability to maintain or inspect, which may have occurred due to the design or construction of the building or the requirements of the client):

(i) This Certificate only applies to the work of this Installer. It does not apply to the work of any other installer.

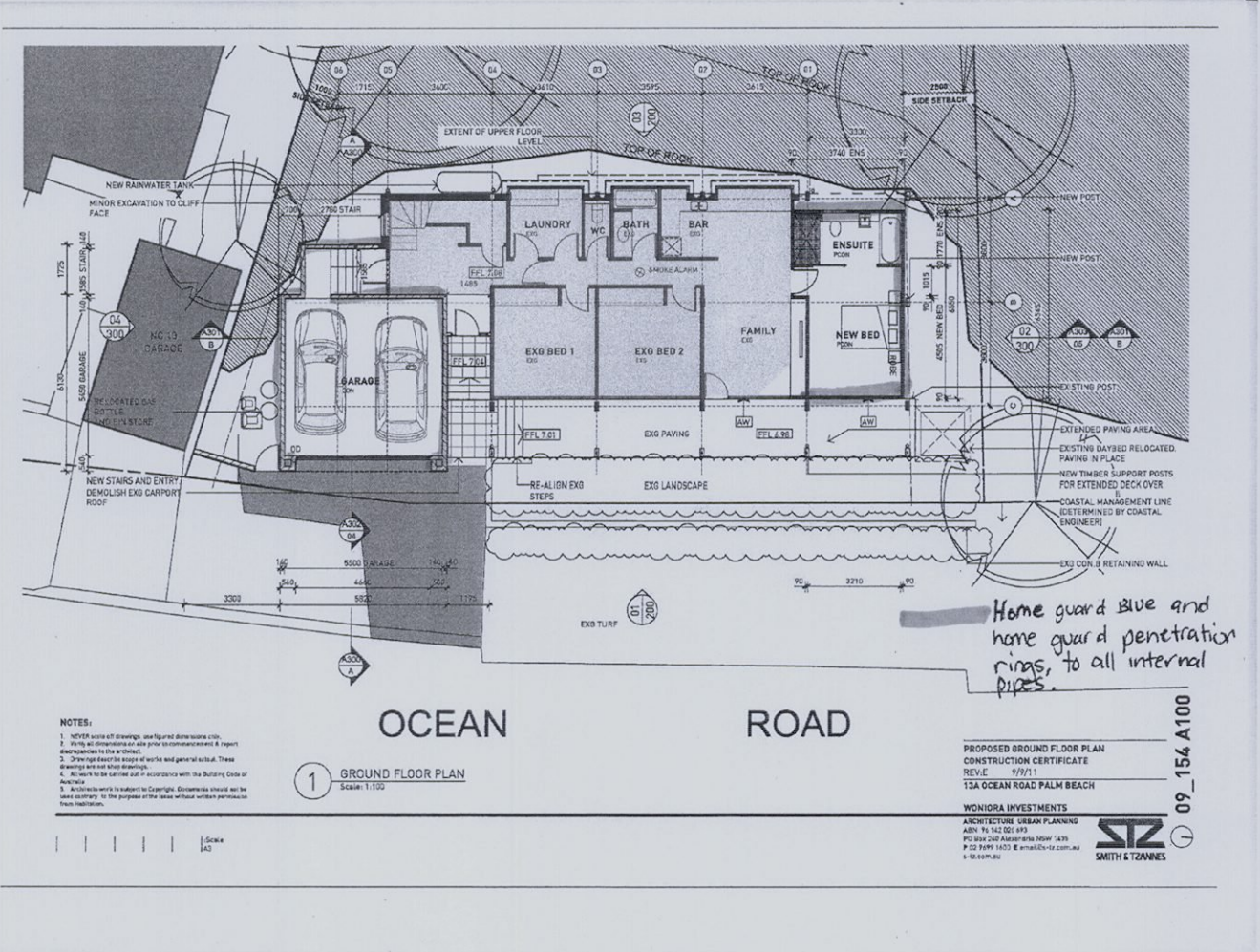
DURABLE NOTICE The notice advises the Building Owner or others that a termite management system(s) has been installed.

A durable notice has been permanently fixed to:

INSPECTIONS

As no guarantee of the success of termite procedures can be given (see Clause A.1, Limitation No. 2) regular inspections are always considered essential. **Inspections to help detect termite activity are recommended at twelve monthly intervals.**

SKETCH – Show management system(s) installed at the property (include all relevant information - not to scale).



FRONT OF PROPERTY

LEGEND (include any symbols or abbreviations):

Under floor barriers:

External barriers:

Pipe penetrations:

Other

Approximate relationship of the property to NORTH

CERTIFICATION This document certifies that the installation of subterranean termite management system(s) described in this Certificate have been carried out in accordance with Australian Standard AS 3660.1.

COMPANY NAME (where applicable): **HooRoo Pest Control**

NAME OF INSTALLER: **Neil Moxham**

NAME OF PERSON RESPONSIBLE FOR THE INSTALLATION: **A/B**

ADDRESS: **1/210 Wilson st Newtown**

PHONE: **96614515**

FAX:

MOBILE: **0412252827**

AUTHORISED SIGNATORY:

DATE OF ISSUE: **16/1/2012**

A.1 TERMS AND CONDITIONS

PURPOSE OF TERMITE BARRIERS

Australian Standard AS 3660.1 recognises that the purpose of **termite barriers** is to deter concealed entry by **subterranean termites** ('termites') into a building, above the termite barrier. Termites can build around barriers but their workings or evidence thereof are then in the open where they may be detected more readily during regular inspections.

No guarantee of the success of termite management procedures can be given as termite barriers may be bridged or breached (see also Limitation No 1 below). AS 3660.1 stresses that the installation of a termite barrier system does not negate the need for regular competent inspections (see also Limitation No 2 below).

LIMITATIONS

1. This Certificate is NOT a warranty as to the absence of termite attack including termite damage or a guarantee of the success of termite management procedures. AS 3660.1 recognises that a termite barrier cannot prevent attack as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections (see Limitation No 2 below). Also, the complete protection of buildings from attack by termites is NOT always possible due to construction design, building practice, site conditions and *Client* requirements (see also the section of this document headed "Specify any Specific Limitations and Additional Advice").
2. AS 3660.1 stresses that the installation of a termite barrier system does not negate the need for regular competent inspections. Regular inspections of the building and site at intervals not exceeding 12 months are strongly recommended. However, where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken. AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.
3. It is the responsibility of the Client to confirm that termite management systems are properly designed and installed.
4. A termite barrier may only be effective if the site is properly prepared prior to construction in accordance with AS 3660.1. Accordingly, it is the responsibility of the Client to ensure that the site complies with AS 3660.1.
5. Unless specified in "Details of Termite Barrier(s) Installed" of this document, this Certificate does not cover sheet material or concrete slab barriers. Where sheet materials and/or concrete slabs are used as part of a termite barrier system, it is the responsibility of the Client to ensure that the barrier complies with AS 3660.1.
6. It is the responsibility of the Client to ensure that any termite barrier is not bridged or breached during the building or landscaping process.
7. The Installer must be notified IMMEDIATELY of any evidence of active (live) termites found.
8. This Certificate only covers subterranean termites, it does not cover drywood termites and dampwood termites.
9. This Certificate has been produced for the use of the Client named in this document. The *Installer* or their firm or company are not liable for any reliance placed on this Certificate by any third party other than the disclosed *Building Owner* named in this document who instructed the Client.
10. This Certificate only applies to work of this Installer. It does not apply to the work of any other installer.
11. Any agreed service obligations are strictly between the Installer and Client and Building Owner named in this document. All service obligations terminate on sale or transfer of ownership of the designated building(s) and structure(s). A new owner must contact the Installer to re-establish cover.
12. This is not a pest inspection or a building report.

EXCLUSIONS

1. This Certificate expressly excludes the treatment, rectification or repair of termite damage resulting from past, current or future termite activity.
2. This Certificate expressly excludes the treatment, rectification or repair of any termite barrier which has been damaged through the actions or inactions of the Building Owner or its servants, agents or invitees.

DEFINITIONS

Installer means the person who is engaged by the Client to install the termite management system(s).

Client means the person or persons (which may be same as the Building Owner) who engaged the Installer.

Building Owner means the person who has directed or authorised the Client to engage the Installer on their behalf, e.g. building owner instructing through a building contractor.

Termite Barrier means a physical and/or chemical barrier complying with the performance criteria or deemed to satisfy criteria and installed in accordance with AS 3600.1 to deter concealed entry to buildings and structures by Subterranean Termites.

Subterranean Termites means termites of the species *Mastotermitidae*, *Rhinotermitidae*, and *Termitidae*, which require soil contact or a continuous supply of moisture and are regarded as the group of termites most damaging to buildings.

Bridging means the spanning of a Termite Barrier or *inspection zone* so that Subterranean Termites are provided with passage over or around that barrier (the bridge can be part of the building structure, foreign objects including soil, tree roots and debris or a structure built by the termites themselves).

Inspection Zone means an unobstructed space which Subterranean Termites must cross or pass around and, as a consequence, reveal their presence during visual inspection, in order to gain access to a building or structure.

Breaching means the making of a hole or gap in a Termite Barrier so that Subterranean Termites are provided with a passage through that barrier (breaches include removal of a section of treated soil from a chemical barrier or a perforation or disjunction of a physical barrier).

CULTURAL MANAGEMENT

The following actions of the Building Owner can be instrumental in reducing the suitability of the environment to subterranean termites.

Subfloor Ventilation For buildings with suspended timber ground floors, the Building Owner should ensure that subfloor ventilation is adequate.

Subfloor ventilation is the provision of natural air movement under a suspended timber floor to help protect against the degradation of timber caused by fungal decay and/or insect attack. Examples of inadequate ventilation include: where strong natural cross ventilation is not provided; and where natural cross ventilation is restricted by adjacent buildings or obstructions such as air-conditioning or vacuum ducting and mechanical ventilation (e.g. fan-forced) is not provided.

Moisture The Building Owner should ensure that ground levels around the building are maintained in such a way to minimise water entering under the building, especially into subfloor spaces. Where possible, plumbing systems should be kept free of leaks.

Excessive moisture exists where timbers, soil or areas close thereby hold enough moisture to attract or support termite colony development, fungal growth and wood-decay. Examples of excessive moisture include: free moisture (including standing water) in a subfloor space due to non-existent, defective or inadequate subsoil drainage; defective plumbing such as a leaking drain, or a temperature and pressure relief valve to a water heater continually discharging; water stains on roof linings; free moisture (including condensation) in a subfloor space due to a lack of adequate ventilation; or obstructions or restrictions limiting cross flow ventilation; dampness in walls; a flat roof holding puddles; a leaking shower; etc.

Vegetation The Building Owner should ensure that vegetation (including tree roots) does not inhibit the inspection zone or bridge or breach termite barrier systems. The planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. Subfloor areas should be kept free from all vegetation (including tree stumps) and debris which may encourage termite activity. Also, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed.

Landscaping The Building Owner should ensure that structures, including retaining walls are constructed of termite-resistant components thus minimising the potential for termites to establish nests.

Where garden beds are placed adjacent to the building, all soil, mulch and litter should be below inspection zones. Frequent or excessive watering should be avoided.

Where perimeter termite barriers have been installed, the Building Owner should also ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building).

Storage Practices The Building Owner should ensure that all subfloor areas are kept free of stored items. The storage of materials, (especially those containing cellulose, i.e. termite food) in subfloor spaces is not recommended as it may encourage termite activity, reduces ventilation and makes inspection difficult.

Where storage is on a concrete slab or attached to masonry elements, clear access for inspection should be provided below or behind for signs of termite entry. Piles of wood and other materials should be separated from the structure.

Attachments to Buildings The Building Owner should ensure that attachments and structures such as carports, verandahs, steps, access ramps, trellises, cladding, fences, pipework or similar be separated from the building by a gap of at least 25 mm, to allow clear and uninterrupted visual inspection across the inspection zone.

Where attachments or structures, as outline above, abut a building and there is not clear gap, then a termite barrier system should be provided to the attachment, regardless of the size of the attachment.

The Building Owner must understand that termite management systems can be rendered ineffective due to building alterations, renovations or additions.

Natural Predators The Building Owner should ensure that management actions do not reduce, where possible, the population of predatory animals; for example ants, lizards and birds consume termites. A bio-diverse environment around the structure can aid in termite management.

For further information on Cultural Management, please do not hesitate to contact the Installer or a licensed Termite Manager.



MPI GROUP Australia Pty Ltd
A.C.N 112 646 796
L1 17-23 Merriwa Street
Gordon NSW 2072
T: + 61 (2) 9499 0000
F: + 61 (2) 9499 0099
E: Sydney@mpigroup.com.au

Dated: 8th May 2014

Client: Mrs. Pamela R Fahey
Address: 13a Ocean Road Palm Beach
By Email: w.investments@bigpond.com

Project NO: 108115

This letter states that on 8th May 2014, I Paul Newman of MPI Group Australia Pty Ltd have inspected the storm water works carried out by Stylish Solution Plumbing Pty Ltd, we confirm that works comply with the approved storm water construction drawings issued by MPI on 9/9/11. All constructed works are to AS/NZS 3500 and manufactures specifications. Including all council requirements.

We note that the Spa and rainwater tank has been deleted from this project.

Your faithfully
Paul Newman

A handwritten signature in black ink, appearing to read 'P Newman', written over the printed name 'Paul Newman'.



PO Box 582
Sylvania Southgate NSW 2224

Drew Bryson: 0423 393 412
Adam Harvey: 0400 574 166

ABN: 88 142 850 940
LIC: 226 253C

Date: 12/07/12

MECHANICAL INSTALLATION CERTIFICATE

Client: Pamela Fahey

PH: 0417 438 701

ADDRESS: 13a Ocean Road Palm beach

I Adam Harvey of Coast Carpentry Pty Ltd hereby certify, That the mechanical ventilation installed in the property comply with, The relevant clauses of the Building Code of Australia, F4.5 and the relevant Australian Standards listed in the Building Code of Australia (Specification A1.3) for the following Australian Standards: AS1668.2 -1991.

All works have been carried out in a professional manner and quality workmanship.

We trust this meets your requirements.

Signed

A handwritten signature in black ink, appearing to read "A Harvey", written over a horizontal line.

Adam Harvey

KOBE DEVELOPMENTS PTY LTD
P.O BOX 7225, Bondi Beach NSW 2026

P.O BOX 7225, Bondi Beach NSW 2026
MB: 612 411 157 359
PH +61 2 9365 4000
w.investments@bigpond.com

2nd May 2013

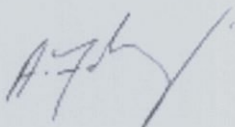
RE: Landscaping Certification

Address: 13 a Ocean Road Palm Beach

This letter is to certify that the Landscaping works have been carried out in accordance with the approved plans and specifications by the architect, The installation of the screen planting will screen at least 50% of the built form after 3 years at 12 Ocean Road Palm Beach.

If you have any further questions please don't hesitate to contact me direct.

Regards
Anthony fahey





GATEWISE

Head office & Factory

211-215 Canterbury Rd, (Cnr. of Charles St), Canterbury NSW 2193

Tel: (02) 97188833

Fax: (02) 97182233

ABN 63 109 631 987

15, February 2013

To: Pamela R Fahey
12 Ocean Road
Palm Beach NSW 2108

CERTIFICATE OF COMPLIANCE

Project Name: Swell

Project Address: 13a Ocean Road Palm Beach

Refer: Glass Balustrades

I Carol Lam being the Managing Director of Gatewise Pty. Ltd. confirm that installations of Glass balustrades for use at 13a Ocean Road Palm Beach have been manufactured and installed compliance with AS1288-2006 and AS1170 or AS/NZS1170.

Yours sincerely

Carol Lam
Managing Director

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate**

Development Application for <u>Pamela Rosemary Fahey</u>	Name of Applicant
Address of site <u>13a Ocean Road Palm Beach</u>	

Declaration made by geotechnical engineer on completion of the Development

I, Emged Rizalla on behalf of Geotechnique Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 7th May 2014
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. 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 _____ referred to below.

Geotechnical Report Details:

Report Title: 12312/1-A-A Report Date: 10/08/2010 Author: Dr Indra Jworchan

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.

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. N0567/10 dated 25/08/2011
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent 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.

Smith & Tzannes Construction Certificate Plans, Rev E, dated 9th September 2011

Tall Consulting Strutural Engineers, plan S01 - A to S13 -A.
--

Signature 

Name Emged Rizalla

Chartered Professional Status CPEng NPER

Membership No. 110242

WONIORA INVESTMENTS PTY LTD
P.O BOX 7225, Bondi Beach NSW 2026
PH +61 2 9365 4000
MB: 0411 157 359

Dilapidation Report

8th May /14

Dilapidation Report of the road reserve and area adjoining the site.

As per condition E 5 of the Da conditions No N0567/10. This notice is to advise we have inspected the road reserve and adjoining property on 8th May 2014 and confirm that there has been no damage to the road reserve area or adjoining site. This can be certified by Pamela & Anthony Fahey and the photo documentation below can attest the above statement;



Road reserve looking south: Road reserve looking North

Kind Regards

Anthony fahey



MAGIC GLASS

8/05/2014

Woniara Investments
PO Box 7225
Bondi Beach NSW 2026

CERTIFICATE OF COMPLIANCE

SITE ADDRESS: 13A OCEAN RD PALM BEACH NSW

This is to certify that glazing works undertaken at the above noted location complies with Australian Standard 1288 Glass in Buildings - Selection and Installation and that the installed glazing has a maximum reflectivity index of 25% (condition B18).

All glass supplied by Magic Glass Pty Ltd complies with Australian Standard 2047 and is checked for compliance prior to cutting and/or installation.

In this instance, DGU's with a make-up of: 6mm clear toughened/12mm air gap/6.38mm clear laminated glass was utilised for the aforementioned job address.

AS 2047 is referenced in the Building Code of Australia per BCA Amendment 7.

Yours faithfully

Anne Lanle
Office Manager

Magic Glass Pty Ltd Unit 1, 143-159 Botany Road Waterloo NSW 2017
P 02 9319 2255 F 02 9319 5573 ABN 15 060 723 033

www.magicglass.com.au



STYLISH PLUMBING SOLUTIONS PTY LTD

Date: October 4, 2012

12 Ocean Road
Palm Beach, NSW

Anthony Fahey

RE: Stormwater, Plumbing, Drainage & Gas Fitting Certification

To whom it may concern,

I am personally certifying that all stormwater drainage has been installed as per council requirements and as per the Australian Standards AS/NZ3500.

All other plumbing works have also been installed in accordance with local Authorities, AS/NZ3500 and AG5601.

If you have any questions regarding certification please do not hesitate to contact the undersigned.

John Alam

DecoGlaze™

Phone: 02 9624 7099

Fax: 02 9624 7066

1 / 30 Artisan Road

Seven Hills NSW

2147 Australia

PO Box 194 Toongabbie NSW 2146

ABN 16 163 477 736 Lic. No. 261190C

CERTIFICATE OF COMPLIANCE

Date: 1st October, 2012

Customer: Pamela Fahey

Project: Private

Project Address: 12 Ocean Rd, Palm Beach NSW 2108

Item: 6mm Toughened Coloured Glass Splashback
10mm Toughened Frameless Shower Screens

Certification:

This is to certify that the Toughened Glass supplied by DecoGlaze® Pty Ltd is manufactured in accordance to Australian Standard AS 2208:1996 "Safety Glazing Materials in Buildings" (Human Impact Considerations), when tested to appendix B - Impact Test. The installation of Glass is carried out in accordance with AS 1288:2006 "Glass in buildings - Selection and installation". Refer Clause 5.11



NSW Glass & Glazing Association (Inc)
AS1288 - 2006 Accredited Member
Accreditation Number : N2268

Authorized Signatory

Rex Pitchford
Chief Operating Officer



Glass Splashbacks



kitchens
& bathrooms

member - the best in the business



ELECTROMEN

m. PO Box 350 Rosebery NSW 2018 p. 02 9662 7400 f. 02 9662 7422 e. admin@electromensydney.com.au

13th September 2012

Licence number: 242914c

CERTIFICATION OF ELECTRICAL SERVICES

Project: 12 Ocean Road Palm beach

I hereby certify that all electrical works and smoke alarms were installed in accordance with Part 3.7.2 of the BCA 2013 and AS 3786-1993 Smoke alarms and AS/NZS 3000:2007 – Electrical Installations.

Andrew Lloyd

ANTHONY FAHEY
12 Ocean Road Palm Beach
M: 0417 438 701
E: w.investments@bigpond.com

Monday, 10 March 2013

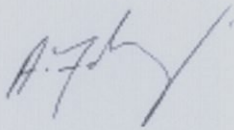
Attention: Brad Holmes – Holmes Private Certifiers

Project: 13a Ocean Road Palm beach (also know as 12 Ocean Road Palm Beach)

This letter is to confirm that Pamela & Anthony Fahey has completed all construction works to the above property in compliance with the following BASIX certificates.

13a Ocean Road Palm beach – BASIX Certificate A93095 – Issued 24/09/2010

Kind Regards,

A handwritten signature in dark ink, appearing to read 'A. Fahey', with a long horizontal stroke extending to the right.

Anthony Fahey

13a Ocean Avenue,
Palm Beach.

Attention:- Anthony Fahey

Tuesday 6th September 2012

Ref: 2001/091046

Dear Sir,

Structural certification for the house adjustments and additions at 13A Ocean Road, Palm Beach, NSW.

This letter is to certify that we Tall Engineers Pty Ltd have designed the house adjustments and additions as documented on the Tall Engineers drawings 2001-091045-S01/A, S02/A, S03/A, S04/A, S05/A, S07/A, S10/A, S11/A and S013/A in accordance with the relevant SAA Codes, in particular the following:-

AS1170 – Structural design actions

AS1684 – Timber structures

AS2159 – Piling design and installation

AS2312 – Protection of structural steel against atmospheric corrosion

AS2870 – Residential slabs and footings

AS3600 – Concrete structures

AS3700 – Masonry Structures

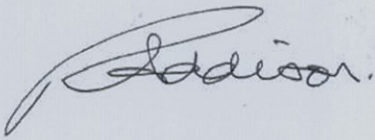
AS4055 – Wind load for houses

AS4100 – Steel structures

I hereby certify that Structural Inspections have been carried out at the above address and the newly constructed elements all have been constructed in accordance with the design principles and structural plans that have been noted above.

For and on behalf of Tall Engineers Pty Ltd

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Richard Addison', with a large, sweeping initial 'R'.

Richard Addison

MIEAust 228249

Senior Designer

TALL

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A113386_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A113386 lodged with the consent authority or certifier on 23 May 2011 with application N0567/10.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Thursday, 08, May 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	13a Ocean Road Revised new DA_02
Street address	13a Ocean Road Palm Beach 2108
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 121833
Lot number	1
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by	(please complete before submitting to Council or PCA)
Name / Company Name:	Smith & Tzannes
ABN (if applicable):	96142020693

Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting						
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✓	✓
Fixtures						
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.					✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.					✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.					✓	✓

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
suspended floor above garage: framed (R0.7).	nil				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: other/undecided	nil				
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	E	8.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	E	7	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or

Glazing requirements

Glazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	
					>=900 mm	U-value: 7.63, SHGC: 0.75)	
W3	W	1.4	11.64	4.6	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W4	S	2.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W5	S	2.2	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W6	E	4.9	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W7	E	7.2	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W8	E	8.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W9	E	8.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W10	E	8.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W11	N	16.5	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W12	S	0.9	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	

Glazed roofs

The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each glazed roof:						

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Glazed roofs glazing requirements

Glazed roof number	Area of glazing (m2)	Shading device	Glass type			
G1	4.9	no shading	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
G2	2.2	no shading	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

