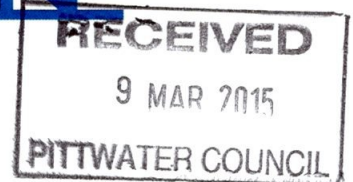


METROPOLITAN

BUILDING APPROVALS



05 March 2015

The General Manager
Pitt water Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam,

PRIVATE CERTIFIER LODGEMENT

OCCUPATION CERTIFICATE OC14-046
CONSTRUCTION CERTIFICATE NO. C14-046
RE- 16A PONDEROSA PARADE, WARRIEWOOD

We refer to our engagement in respect of the above project and enclose the Final Occupation Certificate in accordance with Part 4A of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documents:

- Final Occupation Certificate and documentations;
- Cheque for \$36.00 being the regulated registration fee for the above as detailed in Clause 263 of the Environmental Planning and Assessment Regulation 2000.

I would appreciate if a receipt in this regard could be forwarded to our firm as soon as possible.

Should you have any questions regarding the above, please don't hesitate to contact me during office hours on 9891 4949.

Yours faithfully
For Metropolitan Building Approvals

Camile J. Haddad
Grad Dip Build Surv & Assess MAIBS
Accredited A1 Certifier
Building Surveyor Grade 1

\$36 REC: 375718 9/3/15

Suite 17, 30-32 Charles Street, Parramatta NSW 2150 | PO Box 124, Cherrybrook NSW 2126
P: (02) 9891 4949 F: (02) 9891 4948 E: admin@metroapprovals.com.au
Metropolitan Building Consultants Pty Ltd trading as Metropolitan Building Approvals ABN 51 003 783 051

CERTIFIERS & CONSULTANTS



METROPOLITAN

BUILDING APPROVALS

Occupation Certificate

OC14-046

PREMISES:

16A Ponderosa Parade

PROPOSAL:

Addition of concrete paving for
provision of open storage bays

CC REFERENCE:


C14-046

DA REFERENCE:

DA/122/14

DATED:

05 March 2015

| | |
|---|---------------------------------|
|  | <h1>Occupation Certificate</h1> |
| | <h2>No: OC14-046</h2> |

| Details of the Applicant | |
|---|--|
| Title | Mr <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> |
| Name of Applicant (Full name/company & contact person) | Surname: Ambrosius Given name: Michael Company (if applicable): Mirrorbox P/L |
| Postal address | Street number & name: 18 Ponderosa Parade Suburb: Warriewood Postcode: 2102 |
| Contact details | Daytime phone: 9979 2000 Mobile: 0411 559 545 Office phone: Fax: Email: michael@supremeselfstorage.com.au |

| Details of the Building & Consents | |
|---|---|
| Address | Street number & name: 16A Ponderosa Avenue Suburb: Warriewood Postcode: 2102 Lot: DP/MPS: |
| Building Class/type Description of works | Building Classification: 10b Type of Construction (BCA): N/A Addition of concrete paving for provision of open storage bays. |
| Development Consent No. Date Consent Determined Name of Consent Authority | DA/122/14 20 th June 2014 Pittwater Council |
| Construction Certificate No. Date CC issued: Accredited Certifier & Accreditation No. | C14-046 03.09.14 Camile Haddad / Building Professionals Board BPB152 |

Decision of the Certifying Authority

Type of certificate issued:

- ☐ an interim occupation certificate
☒ a final occupation certificate

This certificate is issued by the undersigned certifying authority and allows the applicant to occupy or use the building or part of the building as set out in the certificate.

| | | | |
|-----------------------|--------------|--------------------------|----------|
| Date of this decision | 5 March 2015 | Date of final inspection | 22.10.14 |
|-----------------------|--------------|--------------------------|----------|

Final Occupation Certificate – The following documents have been considered.

I, Camile Haddad certify that:

- ☒ the health and safety of the occupants of the building have been taken into consideration
☒ a current development consent is in force for the building
☒ a current construction certificate has been issued with respect to the plans and specifications for the building
☐ a current complying development certificate has been issued with respect to the plans and specifications for the building
☒ the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia
☐ the final fire safety certificate has been issued for the building and is attached in Annexure D;
☒ Inspection Schedule (Clause 151(2) EP&A Regulation 2000 carried out to the extent as detailed in Annexure C;
☐ a report from the Commissioner of Fire Brigades has been considered (if required).

| | | |
|-----------------------------|---|---|
| Certificate Number and date | Occupation Certificate No.: OC14-046 | Date of this Certificate: 5 March 2015 |
|-----------------------------|---|---|

Signature

For this certificate to be valid, it must be signed by the certifying authority.



Name of Certifier

Camile Haddad

Accreditation body of the certifier & number

Accreditation body of the certifier: Building Professionals Board **Accreditation No.:** 0152

Attachments

| | |
|---------------|---|
| Attachment A: | <input checked="" type="checkbox"/> Occupation Certificate Application Details |
| Attachment B: | <input checked="" type="checkbox"/> Other Supporting Documentation clause 151 (2) (b) & (e) & EP & A Reg 2000 |
| Attachment C: | <input checked="" type="checkbox"/> Schedule of Performed Critical Stage & Other Inspections |
| Attachment D: | <input type="checkbox"/> Fire Safety Certificate (clause 155 (2) EP & A Reg 2000) |
| Attachment E: | <input type="checkbox"/> Fire Safety Schedule (clause 155 (2) EP & A Reg 2000) |

Attachment A

Certificate Application Details

METROPOLITAN

Occupation Certificate Application

Under Section 109C (1) (c), 109C, 109H, 109I, 109M, 109N, of the
Environmental Planning and Assessment Act 1979, and Division 3
Clause 149 of the EP & A Regulation 2000

OC No: 0614-046

Date Received: 20. 10. 2014

Details of the Applicant

| | |
|--|---|
| Title | Mr <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> |
| Name of Applicant (Full name/company & contact person) | Surname: Ambrosius Given name: Michael |
| Street address | Company (if applicable): mirror box PTY LTD. |
| Contact details | Street name and number: 16 A Ponderosa pde |
| Postal address | Suburb: Warriewood Postcode: 2102 |
| | Daytime phone: 9979 2000 Mobile: 0411 559 545 |
| | Office phone: Fax: |
| | Email: michael @ supremeselfstorage .com .au |
| | 18 Ponderosa pde |
| | Suburb: Warriewood Post code: 2102 |
| | Note: Applicant is required to sign the second page of this application. |

Details of the Land to be Developed

| | | |
|---------|--|----------------|
| Address | Level/Flat No.: | Shop number: |
| | Street number & name: 16 A Ponderosa pde | |
| | Suburb: Warriewood | Postcode: 2102 |
| | Lot: | DP/MPS: |

Service Requested

| | |
|--|---|
| I/We the undersigned hereby make application to Metropolitan Building Approvals to undertake the following service: (Place a cross in the box next to the service sought.) | <input checked="" type="checkbox"/> The issue of an Occupation Certificate for: <input type="checkbox"/> interim, <input checked="" type="checkbox"/> final, <input type="checkbox"/> change of use. <input type="checkbox"/> Occupation/use of a new building. |
|--|---|

Description of the Development

| | |
|-----------------------|---------------------------|
| Type of work proposed | concrete slab for parking |
|-----------------------|---------------------------|

What type of work do you propose to carry out?

- ☒ Building work
☐ Subdivision work

For building work, what is the class of the building under the Building Code of Australia?

Class of building

10b

For Purpose of an Occupation Certificate

Development Consent OR
Complying Development
Certificate details

Construction Certificate/s
details

CDC OR DA No.: DA 122/14 Date of Determination: 20-06-14

Accredited Certifier/ Consent Authority:

CDC OR CC No.: C 14-046 Date CC OR CDC issued: 03-09-14

CDC OR CC No.:

Date CC OR CDC issued:

Accredited Certifier:

Camile Haddad

Building Professionals Board – BPB0152

Applicant's Signature

Applicant's Signature

Signature:

[Handwritten Signature]

Date:

20-10-14

Applications For Occupation Certificates

- The application must be accompanied by the following documents:
 - a copy of the relevant development consent or complying development certificate,
 - a copy of any relevant construction certificate,
 - a copy of any relevant fire safety certificate (if applicable);
 - a copy of any relevant compliance certificate/s.
- In the case of an application with respect to development the subject of a condition requiring commitments listed in a BASIX certificate or in BASIX certificates to be fulfilled, the application must also be accompanied by a copy of each relevant BASIX certificate for the development.
- The application may only be made by a person who is eligible to appoint a principal certifying authority for the relevant development.
- The application must be delivered by hand, sent by post or transmitted electronically to the principal office of the certifying authority, but may not be sent by facsimile transmission.

Privacy Policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact us if the information you have provided in your application is incorrect or changes.

Temp OC-3-13

Attachment B

Other Supporting Documentation

Other Supporting Documentation:

- Design Verification Letter to Council for footpath, kerb and road base in accordance with Drawing no. 29531-C1 and C2 and confirmation of minimum compaction of 98% dry density. Certified by Jack Hodgson Consultants Pty Ltd dated 07.10.14;
- Design Verification Letter to Council for proposed car park and storage area in accordance with Drawing no. 29531-S1 and AS3600. Certified by Jack Hodgson Consultants Pty Ltd dated 07.10.14;
- Final Inspection of Works in Road Reserve certified by David Munday of Pittwater Council dated 05.03.15;
- Work-as-executed plan for pavement, footpath, kerb and gutter layout. Dwg No. 29531-C1. Stamped by CMC Surveyors Pty Ltd dated 04.12.14;



Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MP 29531A
7th October, 2014
Page 1

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

16A PONDEROSA PARADE, WARRIEWOOD
Development Application No: N0122/14

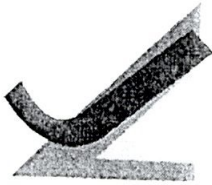
On 16th September, 2014 we inspected the footpath, kerb and road base under the kerb for the road extension at the subject address. At the time of our inspection the footpath, kerb and road base were in accordance with our drawing numbers 29531-C1 & C2 and our onsite instructions.

On 24th September, 2014 we inspected the road base for the road extension at the subject address. At the time of our inspection the road base was in accordance with our drawing numbers 29531-C1 & C2 and our onsite instructions. Also the road base was tested by Compaction & Soil Testing Services Pty Ltd and these results confirm a minimum compaction of 98% Dry density.

JACK HODGSON CONSULTANTS PTY. LIMITED.



DIRECTOR N. J. HODGSON
67 Botley Street, Mona Vale NSW 2103
PO Box 349 Mona Vale NSW 1660
Telephone 9979 6233 Fax 9979 6566
www.jackhodgson.com.au



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MP 29531B
7th October, 2014
Page 1

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

16A PONDEROSA PARADE, WARRIEWOOD
Development Application No: N0122/14

On 5th August, 2014 we inspected the reinforcement for the proposed parking and storage area at the subject address. At the time of our inspections the reinforcement was in accordance with our drawing number 29531-S1, AS 3600 and our onsite instructions.

JACK HODGSON CONSULTANTS PTY. LIMITED.



DIRECTOR, N. J. HODGSON
67 Darley Street, Mona Vale NSW 2103
PO Box 589 Mona Vale NSW 1660
Telephone: 9929 6733 Facsimile: 9929 6926
www.jackhodgson.com.au



David Munday, Project Engineer
8am to 4:30pm Mon - Fri
Phone 9970 1248 Mobile 0434 824 520

5 March 2015

Mirrorbox PTY LTD
PO Box 973
MONA VALE NSW 1660

Dear Sir,

Re: Final Inspection of Works in Road Reserve at 16A Ponderosa Parade

DA No. N0122/14- Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 29 January 2015 at 10pm.

Reference is made to the WAE drawings submitted by CMS Surveyors dated 4 December 2014 and the certification of footpath, kerb and road base by Jack Hodgson Consultants PTY Ltd Dated 7 October 2014.

The work has been completed in accordance with the approved application to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours sincerely

David Munday
PROJECT ENGINEER

camile@metroapprovals.com.au

From: Michael Ambrosius [michael@supremeselfstorage.com.au]
Sent: Friday, 6 February 2015 11:07 AM
To: camile@metroapprovals.com.au
Subject: FW: 16A ponderosa Pde-Warriewood
Attachments: 16a Ponderose Parade - works satisfactory.docx

Hello Camille

Attached is the letter from the council regarding section 139 for 16 Ponderosa pde Warriewood, I am under the impression that Frank has sent you this along with Stormwater info required for Issuing of occupancy certificate, could you please advise if you have received,

Also once we have certificate, could you do the certifying for me if I want to investigate adding another level On the site ?

Thank you

Michael

From: David Munday [mailto:David_Munday@pittwater.nsw.gov.au]
Sent: Tuesday, 3 February 2015 3:05 PM
To: Michael Ambrosius; Plati Group
Subject: RE: 16A ponderosa Pde-Warriewood

Hi Michael

Yes I confirmed that it was a s139 not 149 this morning with Frank, 149 is a planning certificate. I mailed out the attached letter this morning to Mirrorbox Pty Ltd, PO Box 973, Mona Vale NSW 1660.

If you need anything else let me know

Thanks

David

David Munday
Project Engineer

1 Boondah Road
Warriewood, NSW. 2102
P: 9970 1248 **I M:** 0434 824 520



PITTWATER
COUNCIL

www.pittwater.nsw.gov.au

Find out more...

[Facebook](#) | [Twitter](#)

From: Michael Ambrosius [<mailto:michael@supremeselfstorage.com.au>]
Sent: Tuesday, 3 February 2015 2:45 PM
To: Plati Group; David Munday
Subject: RE: 16A ponderosa Pde-Warriewood

Hello Frank / David

Just confirming if it makes a difference, it's a section 139

Thanks

Michael

From: Plati Group [<mailto:platigroup@bigpond.com>]
Sent: Monday, 2 February 2015 8:08 PM
To: david_munday@pittwater.nsw.gov.au
Cc: Michael Ambrosius
Subject: 16A ponderosa Pde-Warriewood

Hi David

Just chasing up that 149 certificate for 16a ponderosa pde

Thanks mate

Regards

Frank Pangallo
0408 371 440

From: Plati Group [<mailto:platigroup@bigpond.com>]
Sent: Thursday, January 22, 2015 5:27 PM
To: 'david_munday@pittwater.nsw.gov.au'
Cc: 'Michael Ambrosius'
Subject: 16A ponderosa Pde-Warriewood

Hi David thanks for getting back to me today

Please find attached both the as built survey and the consulting engineers certification for compliance for the 149 Certificate that we required from council as requested by our PCA

Should you require anything further please contact me on 0408371440

Kind regards

**Frank Pangallo
Plati Group Pty Limited**

On Thu, Dec 4, 2014 at 7:41 AM, Steve Emery <SEmery@cmssurveyors.com.au> wrote:

Hi Frank Please find WAE attached.

Steve Emery | Registered Land Surveyor

Season's Greetings from all of us at CMS Surveyors.

Our offices will close at midday Friday 19th December 2014 and will reopen on Monday 5th January 2015



Sydney

PO Box 463, Dee Why NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmssurveyors.com.au

Cootamundra

PO Box 525, Cootamundra NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au

www.cmssurveyors.com.au



ISNSW
THE INSTITUTION OF
SURVEYORS NSW INC



Steve Emery | Registered Land Surveyor

Season's Greetings from all of us at CMS Surveyors.

Our offices will close at midday Friday 19th December 2014 and will reopen on Monday 5th January 2015



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Cootamundra

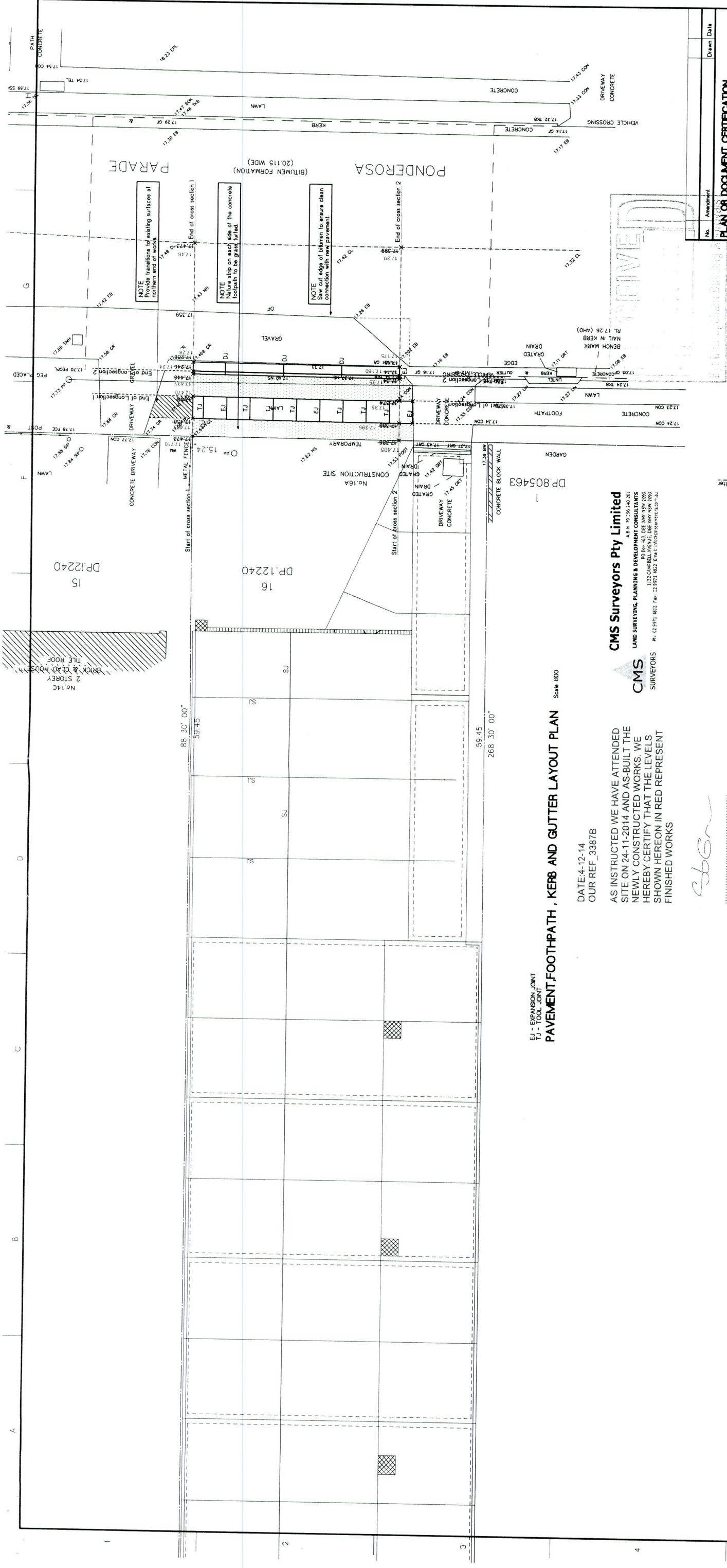
PO Box 525, Cootamundra NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au

www.cmssurveyors.com.au



ISNSW
THE INSTITUTION OF
SURVEYORS NSW INC





PAVEMENT, FOOTPATH, KERB AND GUTTER LAYOUT PLAN

DATE: 4-12-14
OUR REF: 3387B

AS INSTRUCTED WE HAVE ATTENDED
SITE ON 24-11-2014 AND AS-BUILT THE
NEWLY CONSTRUCTED WORKS. WE
HEREBY CERTIFY THAT THE LEVELS
SHOWN HEREON IN RED REPRESENT
FINISHED WORKS

CMS
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS
SURVEYORS
P2 84-462, CEE WAY NSW 2095
1022 CAMPBELLVIEW DRIVE NSW 2095
PH: 02 9971 8622 FAX: 02 9971 8623 EMAIL: info@cmsurveyors.com.au

CMS Surveyors Pty Limited

PLAN OR DOCUMENT CERTIFICATION

I am a qualified... CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER

I hold the following qualifications or licence No. B.EngSc. MIE Aust.

Further I am appropriately qualified to certify this component of the project

I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.

AS1702, AS1701, AS1702, AS1884, AS2870, AS3500, AS3600, AS3700, AS4100 & AS1163 On behalf of Jack Hodgson Consultants

Name: _____ Date: _____ Signature: _____

PAVEMENT AND FOOTPATH PLAN AND DETAILS

PROPOSED ALTERATIONS AND ADDITIONS

18A PONDEROSA PARADE

WAREWOOD

Our design and drawings are based upon and derived from information including levels, surveys, etc. provided by the owner/architect/designer/ builder. Jack Hodgson Consultants Pty Ltd Site Visit

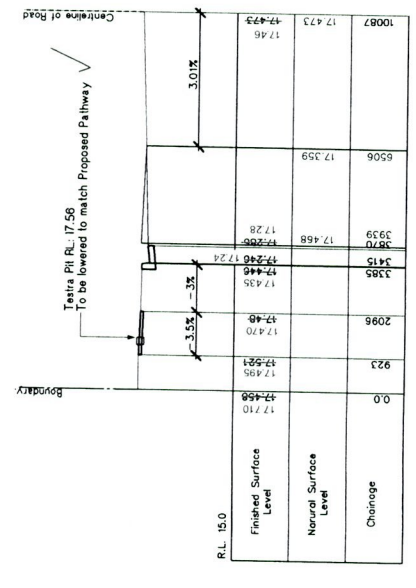
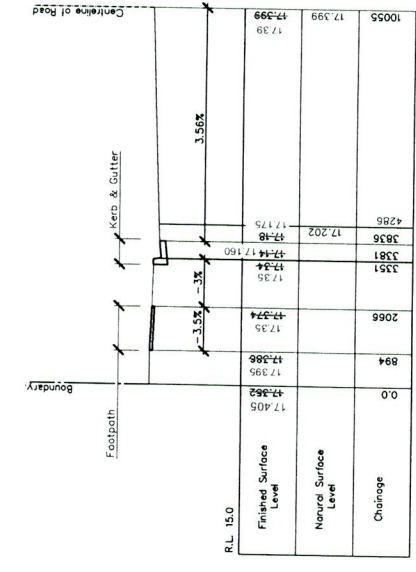
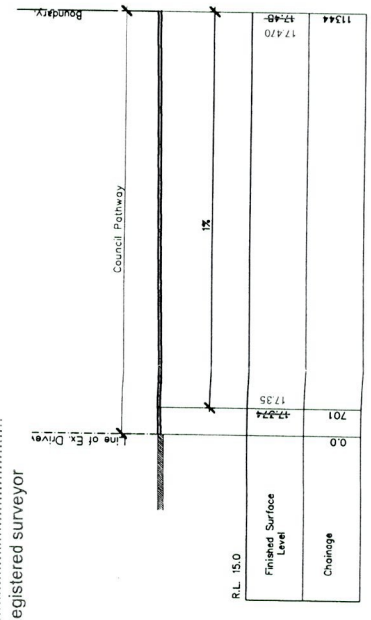
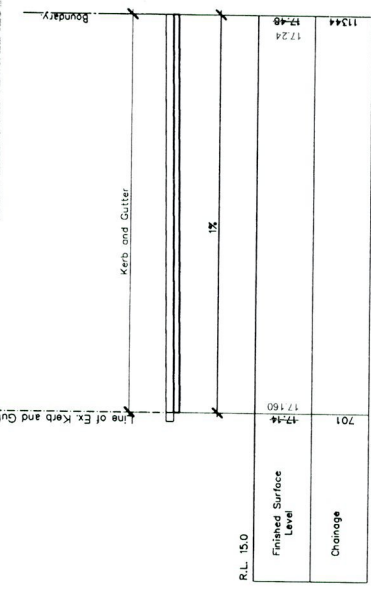
Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate, we accept no responsibility for any errors or omissions. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.

The Structural Details shown on this Drawing are NOT to change under any circumstances. NO Certificate will be issued for work NOT in accordance with the Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED.
Consulting Civil, Geotechnical & Structural Engineers
87 Darby Street, MCKAY VALE 2163 P.O. Box 388, MCKAY VALE 2163
Telephone (02) 9979 6733 Facsimile (02) 9979 6928
Email: jack.hodgson@cmsurveyors.com.au web: www.jackhodgson.com.au A.C.N. 053 405 011

Design: GH MJC
Check: GH
Date: 15 JULY 2014

29531-C1
SHEET 1 OF 2



CROSS SECTION 1

CROSS SECTION 2

LONGSECTION 1

LONGSECTION 2

Attachment C

Schedule of Performed Critical Stage & Other Inspections

INSPECTION LOG

The following list of inspections carried out by the Principal Certifying Authority

| TYPE OF INSPECTION | INSPECTED BY ACCREDITED CERTIFIERS | INSPECTION DATE | RESULT |
|---------------------------|---|------------------------|---------------|
| Commencement | Camile Haddad (PCA) | 31.7.2015 | Satisfactory |
| Foundations | Camile Haddad | 10.09.2014 | Satisfactory |
| Stormwater Connection | Camile Haddad | 10.09.2014 | Satisfactory |
| Final | Camile Haddad | 22.10.2014 | Satisfactory |