



**CONSTRUCTION CERTIFICATE
NOTICE OF DETERMINATION**

Construction Certificate No.	2013-1914
Determination	APPROVED
Property Details	The Grove Estate, 23B Macpherson Street WARRIEWOOD NSW 2102 Lot 11 Sec C DP5464

Development Consent No.	NOO85/11 - dated 7 July 2011; Modified NOO85/11/S96/1 - dated 7/07/2011; Modified NOO85/11/S96/2 - dated 9/09/2013; Modified NOO85/11/S96/3 - dated 9/01/2014
Issued By	Pittwater Council
Date Issued	7 July 2011

Description of Works to be Undertaken	Office, Shop & Townhouses 1 - 25 Only
BCA Classification	5 & 6 & 1a

Applicant	Warriewood Village Pty Ltd c/- Paul Allinson Level 1, 4 Ponderosa Parade WARRIEWOOD NSW 2102
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Statement: Work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulations, 2000, as amended and as referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979, as amended.

THIS CONSTRUCTION CERTIFICATE SHOULD BE READ IN CONJUNCTION WITH:

Notice of Inspections See Attachment A

THIS CERTIFICATE ISSUED BY:

Stephen Murray - Accreditation Number: BPB0282
On behalf of AcroCert Pty Ltd - ABC 5.
Accreditation Body: Building Professionals Board

Signature: 	Certificate Determined On: 28 August 2014
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NOTICE OF INSPECTIONS – Attachment A

Construction Certificate - Clause 103A

Environmental Planning & Assessment Regulation, 2000 as amended

This notice provides details as to what inspections and information are required throughout the course of construction. The Principal Certifying Authority (PCA) is the only Authority that can issue an Occupation Certificate for the works covered by the attached Construction Certificate.

Applicant	Warriewood Village Pty Ltd c/- Paul Allinson
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Pursuant to Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act, 1979 notice is hereby given of the inspections required by the Principal Certifying Authority relating to the land and development described as follows:

Property Details	The Grove Estate, 23B Macpherson Street WARRIEWOOD NSW 2102 Lot 11 Sec C DP5464
Development	Office, Shop & Townhouses 1 - 25 Only
BCA Classification	5 & 6 & 1a
Construction Certificate No.	2013-1914
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MANDATORY CRITICAL STAGE INSPECTIONS

Where appropriate, certain inspections may be conducted concurrently (e.g. the Stormwater Drainage & Final inspection are often carried out at the same time).

Inspection	Note
First Footing - Class 2-9	After excavation for, and prior to the placement of, the first footings for the commercial building.
Slab and Footing for each Town Houses	After excavation for, and prior to the placement of, the first footings for the commercial building.
Pier Inspection	After excavation for, and prior to the placement of, any footings for the residential buildings.
Slab Inspection	Prior to pouring any in-situ reinforced concrete building element for the residential buildings.

Frame Inspection	Prior to covering of the framework for any wall, roof or other building element for the residential buildings (i.e. after external cladding and roof covering completed, the frame is fully loaded and prior to fixing internal linings).
Wet Area Inspection	Prior to covering waterproofing in any wet areas of the residential buildings.
Stormwater Inspection	Prior to covering any stormwater drainage connections including any on-site detention system, control pits or tanks.
Final Inspection	After the building work has been completed and PRIOR to any occupation certificate being issued, in relation to the building/development.

Additional inspections may be required by the PCA throughout the course of construction, in order to issue the Occupation Certificate.

Where appropriate, certain inspections may be conducted concurrently. If in any doubt as to which inspections can be carried out at the same time, please ring and confirm with AcroCert Pty Ltd PRIOR to proceeding with any further works.

Inspections must be arranged at least one working day prior to when the inspection is required. Inspection bookings can be made by telephoning AcroCert Pty Ltd on 02 6554 7648 during normal office hours or via our website at www.acrocert.com.au. Cancellations should be notified as soon as possible. A re-inspection fee may be applied where no cancellation has been received and the work is not ready for inspection.

Where an inspection reveals unsatisfactory or defective results, a re-inspection may be required and fees may be applied for any subsequent or additional inspections. When directed, continuation of further works is STRICTLY PROHIBITED until such time as a satisfactory inspection has been carried out and approval to continue is obtained.

Failure to call for an inspection or failure to carry out any rectification works found to be defective may result in the Occupation Certificate being refused. It is an offence to occupy or use the development without an Occupation Certificate.

Inspections will generally be carried out at the time and on the day requested. While every effort shall be made to attend an inspection at a specific time, AcroCert Pty Ltd cannot guarantee that specific appointment timings will be kept.

CERTIFICATES AND INFORMATION

The following Certificates and/or Information must be submitted prior to commencement of works, the required inspection or issue of an Occupation Certificate, as specified:

Document	Note
Pre-Commencement Conditions	A signed statement that all applicable conditions of Development Consent have been complied with prior to the commencement of

	works. This statement should be accompanied by any relevant supporting evidence. Note: This information MUST be submitted prior to the Notice of Commencement being sent, and works commencing.
Peg Out Survey	Certified by a qualified surveyor upon completion of the set out of the footings, prior to the initial footing inspection.
Balustrades	Certification regarding the installation of balustrades in accordance with the Building Code of Australia
Dividing Walls (Sound Insulation)	A statement from the builder confirming that the dividing wall between the two units complies with Part 3.8.6.2 of the Building Code of Australia. Information to be provided to include confirmation that the wall construction achieves the required Weighted Sound Reduction Index (Rw) and Impact Sound Resistance and confirmation the wall has been installed in accordance with Part 3.8.6.3 & Part 3.8.6.4 of the Building Code of Australia.
Prefabricated Roof Trusses & Wall Frames	Certified by the Truss/Frame Manufacturer/Supplier as complying with Australian Standard AS1170 "Minimum Design Loads on Structures". Note: This information to be submitted prior to the wall and roof frame inspection.
Termite Risk Management	Certified by Installer detailing the system installed, location and compliance with Australian Standard A3660 – 2000 "Termite Management".
Wet Area Flashing	Certified by the installer, after its application, as complying with Australian Standard AS3740–2010: Waterproofing of Wet Areas in Residential Buildings.
Glazing	Certified by the Window Manufacturer/Supplier as complying with Australian Standard AS1288 – 2006 "Glass in Buildings – Selection and Installation".
Windows	Certified by the Window Manufacturer/Supplier as complying with Australian Standard AS1288 – 2006:Glass in Buildings – Selection and Installation, and Australian Standard AS2047 – 1999: Window in Buildings – Selection and Installation.
Access & Facilities for Persons with a Disability	A statement from the builder/access consultant indicating all access & facilities for persons with a disability have been completed in accordance with the approved plans and AS1428.
BASIX Statement	Certification by the builder that all BASIX commitments as listed on the approved BASIX Certificate No: 361834M_02 (or any subsequent approved modified certificate) have been installed. Such certification shall note the following specific items, where appropriate:- 1. The type, R Value and location(s) of insulation materials and compliance with Australian Standard AS/NZS 4859 Part 1 – 2002 "Thermal Insulation of Dwellings – Bulk Insulation –

	<p>Installation Requirements”</p> <p>2. The rainwater tank/s and water supply pipes, fixtures and fittings have been installed by a licensed plumber in accordance with AS3500 and the approved plans and specifications.</p> <p>3. The glazing requirements for windows as listed in the BASIX Certificate have been complied with.</p>
Fire Hazard Test Report	A report from the supplier of any combustible materials used in the commercial building confirming compliance with Specification C1.10 of the Building Code of Australia.
Fire Safety Certificate	Certified by a suitably qualified person as to the installation of fire safety measures in the commercial building in accordance with the fire safety schedule.
Landscape Practical Completion Report	Certification provided by a qualified Landscape Architect indicating compliance with the approved landscape plan and DA Condition No: E.16.
Mechanical Ventilation	Certified by the mechanical ventilation consultant that the air handling system in the commercial building complies with AS/NZS 1668.1.
Section J Statement	Certification by the builder that all energy efficient commitments as listed within the Section J Report dated 1 May 2014 by Benchmark Building Certifiers (or any subsequent approved modified report) have been installed in the commercial building.
Smoke Alarms	Certified by a licensed electrician, after installation, as complying with Australian Standard AS3786 – 1993, Smoke Alarms in residential buildings.
Additional Certificates/Information	<p>1. In accordance with DA Condition No: C.16(i) - A statement from the design engineer indicating the objectives of the Warriewood Valley Water Management Specification have been achieved prior to the release of <u>any</u> occupation certificate.</p> <p>2. In accordance with DA Condition No: D.18 - Confirmation in writing from a suitably qualified independent consultant that sampling, testing and remediation of the site as identified in the contamination assessment has been carried out as per EPA guidelines and the requirements of SEPP 55 - Remediation of Land prior to the issue of a final occupation certificate.</p> <p>3. In accordance with DA Condition No: D.20 - A report prepared by a suitably qualified person certifying that any fill material imported to the site has been subject to testing and monitoring throughout the course of works prior to the issue of a final occupation certificate.</p> <p>4. In accordance with DA Condition E - Written confirmation from Pittwater Council that any damage to Council's assets, including</p>

road, kerb and gutter and drainage facilities adjacent or near to the site has been repaired to Council's satisfaction prior to the issue of any occupation certificate.

5. In accordance with DA Condition No: E.1 - Certification from a qualified Civil Engineer with corporate membership of the MIE (or eligible for such membership) that the drainage/stormwater management system has been installed to the manufacturer's specification (where applicable) and completed in accordance with the engineering plans and specifications required under the consent prior to the issue of a final occupation certificate.

6. In accordance with DA Condition No: E.3 - Photographic evidence and statement as to the condition of the street trees and road reserve and area adjoining the site after the completion of construction works showing no damage has been done and if damage has been done that it has been fully remediated and has Council's written agreement that restoration work has been completed satisfactorily prior to the issue of a final occupation certificate.

7. In accordance with DA Condition No: E.4 - Written approval from Pittwater Council that all damaged public infrastructure caused as a result of the development has been restored to Council's satisfaction prior to the issue of a final occupation certificate.

8. In accordance with DA Condition No: E.6 - A copy of the Section 73 Compliance Certificate issued by the Sydney Water Board prior to the issue of any occupation certificate.

9. In accordance with DA Condition No: E.9 - A certificate from a Bushland Management Consultant that the removal of noxious and environmental weeds onsite, including the Fern Creek riparian corridor area has been completed prior to the issue of a final occupation certificate.

10. In accordance with DA Condition No: E.10 - A copy of the detailed Flood Emergency Response Plan submitted to Pittwater Council for their records prior to the issue of a final occupation certificate.

11. In accordance with DA Condition No's E.11, E.12 and E.13 - Certification from an appropriately qualified professional that works associated with the water management system have been

	<p>carried out and completed in accordance with the Water Management Report and a copy of the updated Water Management Report submitted to Pittwater Council for their records prior to the issue of a final occupation certificate.</p> <p>12. In accordance with DA Condition No: E.14 - Confirmation that documents and payments have been submitted to Pittwater Council relating to structures and facilities located within drainage easements or dedicated to Council for ongoing maintenance prior to the issue of a final occupation certificate.</p> <p>13. In accordance with DA Condition No: E.15 - A copy of the registered restriction against the title of the property under Section 88E of the Conveyancing Act, 1919, ensuring the requirements of DA Condition No's B12, B13, B14, B15 and B16 are met prior to the issue of a final occupation certificate.</p> <p>14. In accordance with DA Condition No: E.17 - A copy of a 12 month landscape maintenance contract prior to the issue of a final occupation certificate.</p>
Application for an Occupation Certificate	On completion of the works please submit an application form signed by the owner/s

Additional certificates may be requested upon inspection of building work.

An Occupation Certificate can only be issued if all of the pre-conditions of development consent have been complied with and all of the mandatory critical stage inspections have been completed. Also any additional required inspections must be completed, and all requested certificates and information must be submitted.

The person having the benefit of the development consent associated with this Notice of Inspections must, prior to the commencement of any works (if not carrying out the work as an owner-builder):

- Appoint a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
- Notify AcroCert Pty Ltd of any such appointments, and
- Notify the principal contractor of the inspections that are to be carried out and of the certificates/information that are to be submitted to AcroCert Pty Ltd in respect of the building work to enable the issue of an Occupation Certificate.



Stephen Murray

On behalf of AcroCert Pty Ltd - ABC 5

Accreditation Body: Building Professionals Board