



**BUILDING CERTIFICATES AUSTRALIA PTY LTD**  
Building Regulations, Certification & Fire Safety Consultants  
ABN 45 105 050 897

- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaising with local authorities
- BCA compliance reporting
- project management
- building approvals
- strata approval



30 July 2014

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

Attention: Planning Department

Dear Sir/Madam,

**RE: DA 327/13  
CC 260/14  
194 GARDEN STREET, WARRIEWOOD NSW 2102**

Please find attached a copy of a Final Occupation Certificate that has been approved by Mr. Cameron James who is the PCA for this Development Consent.

This Final Occupation Certificate relates to the Installation of signage at the above address.

We have enclosed an approved Final Occupation Certificate with the supporting documentation for Council's record.

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

If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Cameron James  
**Building Certificates Australia Pty Ltd**

CC:- Diadem Pty Ltd

R# 363359  
\$36 —  
31/7/14  
SUB





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## OCCUPATION CERTIFICATE

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

<b>Certificate No.</b>	350/14
<b>Subject Land</b> Lot and DP:	194 Garden Street, Warriewood NSW 2102 SP 22115
<b>Applicant</b> Name: Address: PH./Fax:	Diadem Pty Ltd L1/274 Victoria Street, Darlinghurst NSW 2010 02-93568611 / 02-9356 8633
<b>Owner of the Land or Person with benefit of Development Consent</b>	Harley Wright (Seaside Residential Aged Care Facility & Seaside ALA
<b>Type of Certificate</b> Final or Interim: Determination: Date of Determination: Whole/Part of building works: BCA Classification: Use:	Final Approved 30/07/2014 Whole Class 10b Signage
<b>Attachments</b>	– Appendix of Supporting Documents
<b>DA No.</b> DA Determination Date: Issued by:	327/13 2/01/2014 Pittwater Council
<b>Construction Certificate No.</b> Determination Date:	260/14 30/05/2014
<b>Principal Certifying Authority</b> Accreditation Level: Registration No.: Accreditation Body:	A3 - Accredited Certifier - Building Surveying Grade 3 BPB 2000 Building Professionals Board

**I certify that:**

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

Signed:

  
Cameron James  
Principal Certifying Authority

Date: 30 July 2014



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## APPENDIX OF SUPPORTING DOCUMENTS FOR OC NO. 350/14

<i>CRITICAL STAGE INSPECTIONS</i>	<i>Section 109E (3) (d) of the Act &amp; Clause 162A of the Reg's</i>			
In the case of a class 1 or 10 building,	Critical Stage Inspections (Attached)			Inspection Date
at the commencement of the building work, (Pre CC/CDC Inspection) and	Yes <input checked="" type="checkbox"/>	Missed <input type="checkbox"/>	N/A <input type="checkbox"/>	08/05/2014
after the building work has been completed and prior to any occupation certificate	Yes <input checked="" type="checkbox"/>	Missed <input type="checkbox"/>	N/A <input type="checkbox"/>	2/07/2014

**STATUTORY DOCUMENTS:**

1. Application for a Occupation Certificate, dated 25/06/2014

**GENERAL**

2. Builders Final Completion Statement provided by Shelley O'Connor of Wizardy Imaging and Signs, dated 25/06/2014.





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30 July 2014

Diadem Pty Ltd  
L1/274 Victoria Street  
Darlinghurst NSW 2010

**RE: 194 GARDEN STREET, WARRIEWOOD NSW 2102**

Please find attached a copy of your Final Occupation Certificate that has been approved by Mr. Cameron James who is your PCA for this Development. Accordingly, please find attached the following documentation:

- Occupation Certificate

We have forwarded a copy of the Occupation Certificate to Council on your behalf, if you have any bonds with Council, please allow 1-2 weeks for Council to process and update their records before you request your bond back.

Thank you for your support and we look forward to future projects together.

If you have any queries regarding the above please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Cameron James  
**Building Certificates Australia Pty Ltd**



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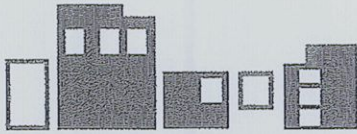
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## CRITICAL STAGE INSPECTIONS

*Issued under the Environmental Planning and Assessment Regulation 2000  
162B Record of inspections conducted under section 109E (3)*

<b>Subject Land:</b>	194 Garden Street, Warriewood NSW 2102
<b>Type of Inspection:</b>	Final
<b>DA/CDC No.</b>	DA 327/13
<b>Construction Certificate No.</b>	260/14
<b>The above listed Critical Stage Inspection/s are:</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory
<b>Comments:</b>	Final Inspection prior to occupation; CC - At the time of the final inspection works appear to be completed generally in accordance with the approved Development Consent and Construction Certificate Plans subject to relevant certificates and reports which are to be provided by the builder and contractors.
<b>Accredited Certifier</b> Accreditation Level: Registration No.: Accreditation Body:	A3 - Accredited Certifier - Building Surveying Grade 3 BPB 2000 Building Professionals Board
<b>Signed:</b>	 Cameron James Principal Certifying Authority
	<b>Date of Inspection:</b> 02 July 2014





**BUILDING CERTIFICATES AUSTRALIA PTY LTD**  
 Building Regulations, Certification & Fire Safety Consultants  
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**RECEIVED**  
 25 JUN 2014  
**BC AUST P/L**

- construction, compliance & occupation certificates
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**APPLICATION FOR AN OCCUPATION CERTIFICATE**

Under Sections 109C (1) (c) and 109H of the Environmental Planning and Assessment Act 1979

(Please select)  Final Occupation Certificate, or an  Interim Occupation Certificate, or an  Crown Occupation Certificate

**SUBJECT LAND**

Level/Suite: \_\_\_\_\_ Street No: 194 Street Name: Cawden Street  
 Suburb: Warriewood Post Code: \_\_\_\_\_  
 Lot & DP / SP No: SP 22115

**DETAILS OF THE APPLICANT**

(Applicant must be the original applicant for this development who is the person who holds the benefit of the development consent, if the applicant is different from the original, the building owner needs to authorize this applicant)

Applicant Name: Diadem  
 Applicant Address: 1/274 Victoria Street State: NSW Post Code: 2010  
 All correspondence to be of: Clare Downie Yes  No   
 Mailing Address: 1/274 Victoria Street Darlinghurst State: NSW Post Code: 2010  
 Contact No's: 93568611 Email: cd@diadem.com.au  
 Signature of Applicant: [Signature] Date: 24.06.14

Note: Originals of this document must be returned to our office or received via high quality scan and email (Faxes will not be accepted)

Note: All fields must be completed by the applicant; we accept no responsibility for wrong or false and misleading information provided.

Note: As we accept information in good faith, you are reminded that under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important aspect, or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation. False information submitted will VOID any Certificate Issued.

**ONLY IF NOT ORIGINAL APPLICANT - BUILDING OWNERS CONSENT REQUIRED**

(All owner(s)/directors must sign this document or provide a letter of authority)

- Every owner of the land must sign this application and as the owner(s) of the above property, I/we all consent to this application. Or, provide a statement signed by all owner/s of the land to the effect that the owner consent to the making of the application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, relates to common property or a lot in a community title, this form must be signed by the chairperson or the secretary of the Body Corporate and/or Body Corporate seal or the appointed managing agent.

Owner(s) Name: See attached.  
 Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

- I/we as the owner/s of this land consent for the above applicant to apply on our behalf apply for an Occupation Certificate

**OCCUPATION CERTIFICATE FOR DEVELOPMENT CONSENT REFERENCE NUMBER**

DA or CDC No: 327/13 Approved by Consent Authority: 02/01/14  
 CC No/s. 265/14 Date of Determination: 30 May 2014  
 CC No/s. \_\_\_\_\_ Date of Determination: \_\_\_\_\_  
 CC No/s. \_\_\_\_\_ Date of Determination: \_\_\_\_\_

**DESCRIPTION OF DEVELOPMENT** (Exact details as on the original CC/CDC Certificate)

Full Description of approved Development: Replacement signage  
 Existing Use: Nursing Home Proposed Use: Nursing Home  
 (The 'Use' must be defined in accordance with the Standard Instrument—Principal Local Environmental Plan)  
 Existing BCA Classification/s: \_\_\_\_\_ Proposed BCA Classification/s: \_\_\_\_\_

An Occupation Certificate Application is requested for Part or Whole of building works:

- Final Occupation Certificate – Whole of building works, all works are fully complete, or;
- Interim Occupation Certificate – Part of building works, works are not fully complete, if Interim;
- Description of part of development completed and to be occupied: \_\_\_\_\_
- Description of part of development not completed as yet: \_\_\_\_\_

Address: Suite 505, 64-76 Kippax Street, Surry Hills NSW 2010  
 Tel: (02) 8014 7720 Fax: (02) 9211 9332  
 Email: admin@bcaustralia.net.au



## BUILDERS FINAL COMPLETION STATEMENT

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1 (Class 2-9 Buildings)  
Pursuant to the provisions of Part 1.1.3 and Part 1.4 of the Building Code of Australia Volume 2 (Class 1, 10 Buildings)

SITE ADDRESS: 194 GARDEN ST, WARRIEWOOD NSW

DA/CC/~~DCD~~ No: 327/13 - 260/14 Issued By (Local Council or Private): Building Certificates (CC)

I, Shelley O'Connor of Wizardry Imaging and Signs ABN 68 001 824 595  
(Name of Appropriately Qualified Person) (Firm Name and ABN No.)

13 Yulong Close, Moorebank, NSW 2170

*Please Circle:* (Builder )

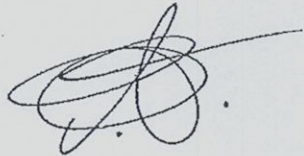
Qualifications and Experience: \_\_\_\_\_ Lic: No. N/A

Phone Numbers: Bus 9821 7600 Fax 9821 7666 Mob \_\_\_\_\_

I hereby certify:-

- All works undertaken on the development been carried out in a good and workmanlike manner by appropriately licensed contractors,
- All work undertaken comply and satisfy the relevant Australian Standards, Building Code of Australia and all Development Consent Conditions have been satisfied,
- Any variations to the building design, as approved under the development consent (DA, CC or CDC), which may be contrary to the requirements of the development consent and or Building Code of Australia, have been appropriately disclosed to the PCA.
- All contractors engaged for any works relating to this development are fully licenced contractors and that all obligations under the Home Building Act and Department of Fair-Trading requirements have been adhered too.

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above.



Signature: \_\_\_\_\_ Date: 25/06/14

**Note:** Under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation.