

**Mr M Carolan
C/- Bayview Investment Group Pty Ltd
8/401 New South Head Rd
Double Bay NSW 2028**

Determination of a Occupation Certificate Application

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

Final Occupation Certificate No: OC902

Land to which this certificate applies:

Address: 1825 Pittwater Rd, Bayview

Lot No: 7, 8 & 9 DP No: 6392

I approve the issuing of this Final Occupation Certificate and certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- Current Development Consent No. 834/05 dated 15.3.07, 834/05/S96/1 dated 21.12.10 & 834/05/S96/2 dated 1.6.12 is in force for this development.
- Construction Certificate No. 1408CC1 dated 28.8.09, 1408CC2 dated 14.9.10, 1408CC3 dated 26.10.10, 1408CC4 dated 28.2.11, 1408CC5 dated 13.6.12 have been issued with respect to the plans and specifications for the construction of 39 units & basement carpark.
- The building is 2, 7a & 10b are all completed in accordance with its classification under the Building Code of Australia.
- Refer to the attached Schedule of all critical stage inspections.

Determination date: 4.9.12


Principal Certifying Authority – John J Briggs
Accredited Certifier – Accreditation No.: BPB0049

R-328991

Schedule of critical stage inspections carried out or missed by the Principal Certifying Authority (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations 1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Commencement of building works	Satisfactory	28.8.09
Excavation for footings	Satisfactory	26.2.11
Prior to pouring of any in-situ reinforced concrete		
Prior to the covering of any framework		
Prior to covering waterproofing in any wet area	Satisfactory	10.2.12
Prior to covering any stormwater drainage connections	Basement – Satisfactory Ground level perimeter of building - Satisfactory	26.2.11 12.4.12
Final Inspection	Unsatisfactory (insufficient emergency lighting, handrail required for rear stair, additional exit signs, Fire door upgrade for switch room, complete lighting in gymnasium & foyer)	13.7.12
Final Inspection	Satisfactory	16.7.12
Inspection for Final O/C	Satisfactory	31.8.12

Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate

Accessibility & Adaptable Housing Report	Prepared by Mark Relf dated 10.8.12
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Application for Occupation Certificate

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

TYPE OF CERTIFICATE SOUGHT

Interim Certificate
Final Certificate

SITE DETAILS

Street No: 1825 Street Name : Pittwater Rd
Suburb: Bayview Lot No: 7, 8 & 9 DP No: 6392

APPLICANT DETAILS (NOTE: the applicant is the owner/s of the land or the person who has benefit of the development consent)

Name: Mr M Carolan
Address: 8/401 New South Head Rd Postcode: 2028
Tel No. (wk):
Email Address:

I hereby apply for an Occupation Certificate and I consent to Insight Building Certifiers Pty Ltd copying this application and any supporting material.

Applicant's (Signature): Mr M Carolan (original signed) Date: 28.8.2009

Development Consent No: 834/05, 834/05/S96/1 & 834/05/S96/2
Date of Determination: 15.3.07, 21.12.10 & 1.6.12

Construction Certificate No: 1408CC1, 1408CC2, 1408CC3, 1408CC4 & 1408CC5
Date of Issue: 28.8.09, 14.9.10, 26.10.10, 28.2.11 & 13.6.12

BUILDING DETAILS

Description of building works completed: Construction of 39 Units & basement carpark

Building Code of Australia (BCA) Classification (if known): 2, 7a & 10b

REQUIRED DOCUMENTS TO BE ATTACHED TO THIS APPLICATION

(If not already held by Insight Building Certifiers Pty Ltd)

- | | |
|--|--------------------------|
| Copy of Development Consent or Complying Development Certificate | <input type="checkbox"/> |
| Construction Certificate (where relevant) | <input type="checkbox"/> |
| Final Fire Safety Certificate (where relevant see note 2) | <input type="checkbox"/> |
| Basix Certificate | <input type="checkbox"/> |
| Other certificates relied on | <input type="checkbox"/> |

Note 1 Before an occupation certificate may be issued, the certifying authority must be satisfied that:

- A development consent or a complying development certificate is in force with respect to the building, and
- A construction certificate has been issued with respect to the plans and specifications for the building.

Note 2 A final fire safety certificate or interim fire safety certificate is not required for a class 1a or class 10 building.

THIS DOCUMENT IS NOT AN AUTHORITY TO COMMENCE ANY BUILDING WORKS - NO BUILDING WORK MAY TAKE PLACE UNLESS A CONSTRUCTION CERTIFICATE AND REQUIRED PCA STATUTORY NOTICES HAVE BEEN ISSUED AND RECEIVED.

OWNER'S ACCEPTANCE OF SERVICE AGREEMENT / APPOINTMENT OF PCA

Proposed Building Works: Demolition of existing Golf Club and parking area
Construction of multi-unit housing, consisting of 40 dwellings
with basement carparking, swimming pool and site landscaping.

Council DA No:

834/05.

Property Address:

1825 Piffwater Rd, Bayview.

In accordance with the *Terms and Conditions* contained herein, and the issued Fee Proposal document, I hereby agree to this Service Agreement with **Insight Building Certifiers Pty Ltd**, including the associated payment of fees. In accordance with the Act and Regulations, I hereby make application to appoint as the Principal Certifying Authority ('the PCA') for the proposed building works under the subject development consent, concluding upon the issuing of the Final Occupation Certificate or upon termination of this agreement. I acknowledge that **Insight Building Certifiers Pty Ltd** is not the PCA until it has accepted and confirmed its appointment to me in writing.

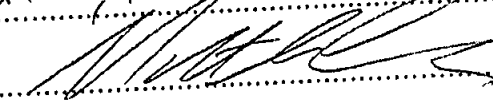
Owner's Name:

Matt Carolan.

Owner's Address:

Site 2, 1st Fl. 401-407 New South Head Rd,
Double Bay NSW 2025

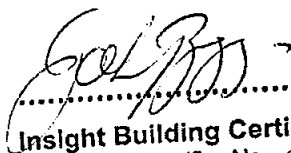
Owner's Signature:



PLEASE POST THIS FORM TO: **Insight Building Certifiers Pty Ltd**, PO Box 326,
Mona Vale NSW 1660

ACCREDITED CERTIFIER'S ACCEPTANCE OF SERVICE AGREEMENT

I hereby agree to provide the nominated services detailed in this Service Agreement and the Issued Fee Proposal, subject to the terms and conditions attached.



Insight Building Certifiers Pty Ltd
Accredited Certifier No. 8049. (Building Professionals Board)

Date: 23/8/09,

**ACCESSIBILITY &
ADAPTABLE HOUSING REPORT
OCCUPATION CERTIFICATE**

**1825 PITWATER ROAD,
(DARLEY STREET WEST)
BAYVIEW**

Prepared By Mark Relf

10th August 2012



Accessibility Solutions (NSW) PTY LTD
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

ACCESS & ADAPTABLE HOUSING
CONSTRUCTION & INSTALLATION CERTIFICATE
FOR OCCUPATION
10TH AUGUST 2012

Project Name	The Masters, Darley Street West, Bayview
Address	1825 Pittwater Road, Bayview
Part of Building to be certified	<i>Accessible site entrances and continuous accessible paths of travel to the principal entrance foyers, lifts, internal access and adaptability of 20 apartments Type Patullo 02, 04, 05, 06, 07, 08, 09, 10, 11, 12 and Livistona 01, 02, 03, 04, 05, 06, 09, 10, 11 and penthouse 7+8 within the Golf Course row, associated parking and private open space areas.</i> <i>Gymnasium and swimming pool deck area.</i>

I hereby certify that:

- a) The works have been inspected during construction and have been assessed having regard to the Conditions of Consent (below), construction architectural drawings, specifications and the nominated Standards of Performance, which should be read in conjunction with the Inspection Notes and Adaptability plans attached.

Measure and/or system	Standards of Performance
AS4299 Adaptable Housing – Class B	(1) Australian Standard AS4299 (1995) – Adaptable Housing. (2) Australian Standard AS1428.1 (2001) – Design for Access and Mobility (relevant references). (3) Australian Standard AS1428.2 (1992) – Design for Access and Mobility (relevant references). (4) Australian Standard AS1735.12 (1999) – Lifts.
18. Design details and technical specifications relevant to recommendations in the Access Report prepared by Accessibility Solutions P/L- Dated 21 st November (as further updated by Access Report, dated 20 August 2010, prepared by Accessibility Solutions) must be submitted to the Accredited Access Adviser for written confirmation which is to be submitted to the Accredited Certifier or Council with the Construction Certificate application.	
9. Certification from an Accredited Access Adviser that the completed development complies with the requirements of the development consent.	

The Inspection was;

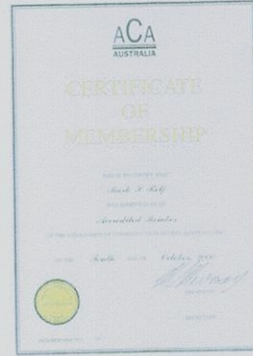
- Satisfactory.
 Unsatisfactory.



- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditation is listed below)

Relevant qualifications and accreditations: Accredited Member of the Association for Consultants in Access Australia (ACAA).

- c) The information contained in this statement is true and accurate to the best of my knowledge.



Name of Access Consultant: Mark Relf
Company Accessibility Solutions (NSW) Pty Ltd
Address 20 Begonia Street, Pagewood NSW 2035
Phone 9695-1940 0417-467-007
Fax 9695-1906
Email markrelf@bigpond.com

A handwritten signature in black ink that reads 'MRelf'.




Signature

10th August 2012





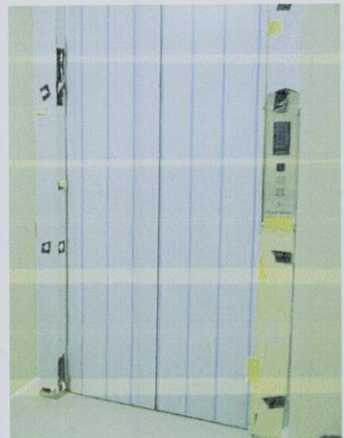

Date









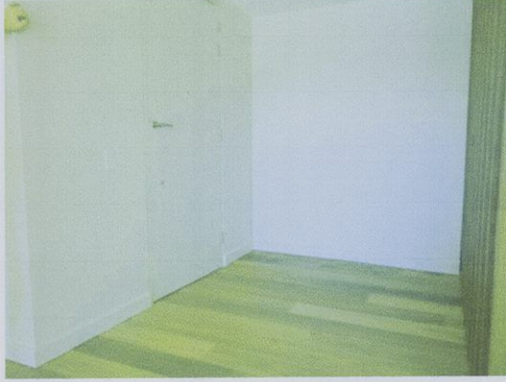
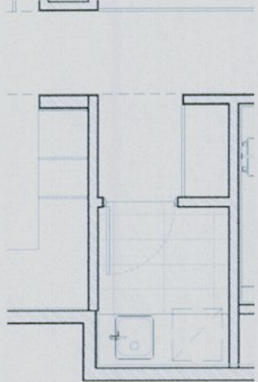
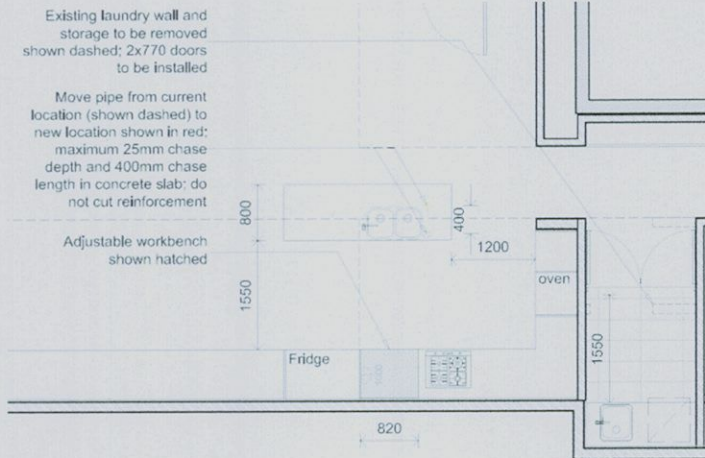
Inspection Notes





	Building Element
1.	<p>Site Access</p> <p>The development provides on-grade ramped accessways from the street frontage to all principal building entries and common amenities at ground level including the swimming pool deck and outdoor passive recreation spaces in accordance with AS1428.1 and AS4299.</p> <p>Where the accessways exceed 1:20 there are handrails in accordance with AS1428.1 and AS4299.</p>
2.	
3.	
4.	<p>Lobby Entry to Livistona 3 Lobby</p> <p>The lobby doorway are generally manual doors with 865mm clear opening width, D-handle and level threshold, which readily complies with AS1428.1 and AS4299.</p> <p>The Livistona 3 lobby provides an auto-door opening system which interfaces to the intercom system which enables easy access. This lobby enables access to apartments, gymnasium and accessible parking spaces in the western portion of the basement car park in accordance to satisfy AS4299, AS1428.1 and Condition 18.</p> <p>The intercom systems are installed with 1250mm approximate reach height to the touch controls consistent with AS1428.1 and AS4299.</p> 



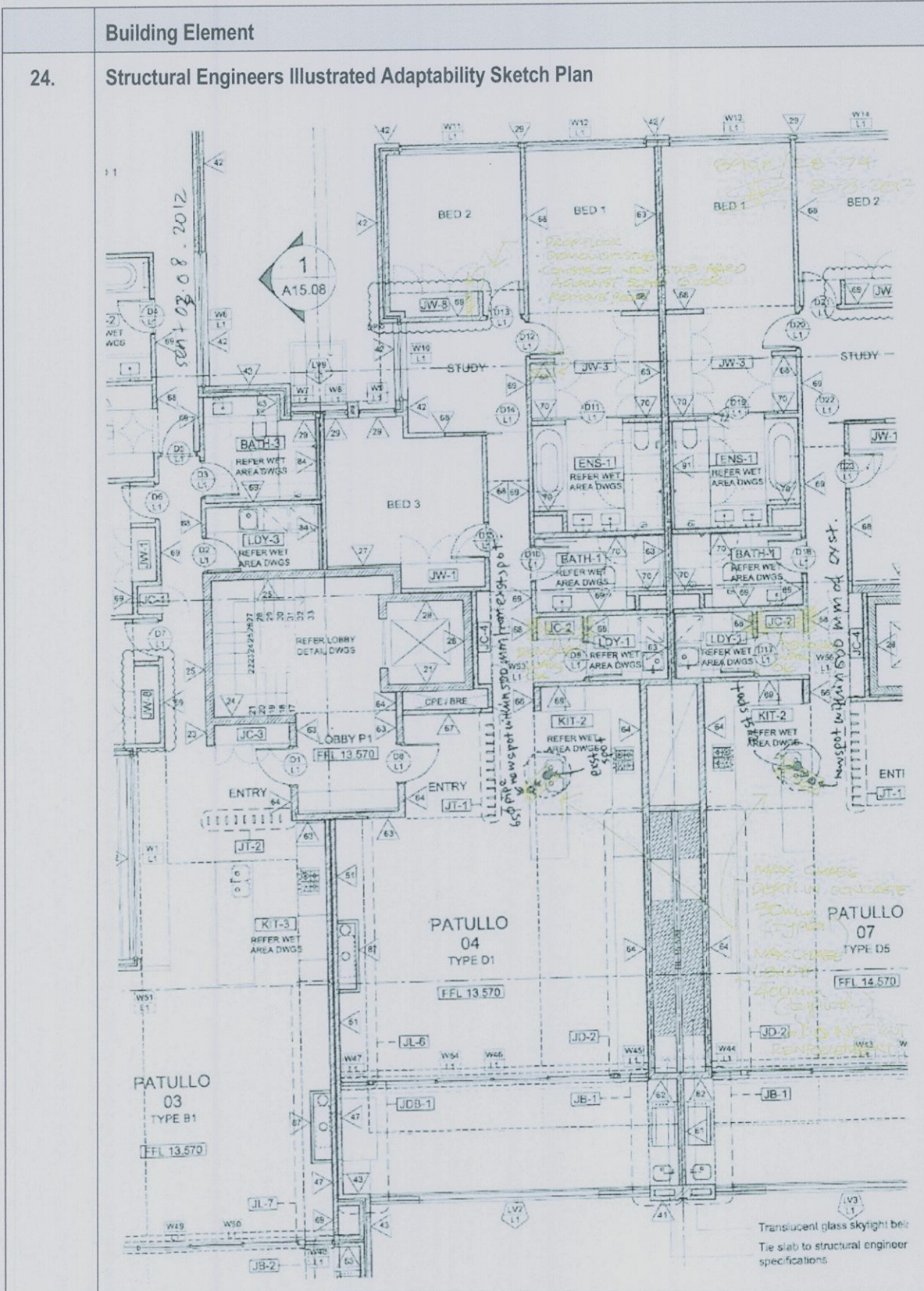
	Building Element	
5.	<p>Accessible Visitor Parking provides three (3) accessible spaces with two (2) adjacent to the Gym and one (1) in the Corniche basement area to facilitate appropriate distribution with access to continuous accessible paths of travel.</p> <p>These parking spaces comply with height, width, length and level surface requirements of AS2890.1 and Council's P2 DCP.</p>	
6.		
7.	<p>Basement Lift Lobbies & Lifts</p> <p>The basement lift lobbies provide accessible doorways and circulation spaces to enable accessible paths of travel from adaptable unit parking and accessible visitor parking to the lifts to access the upper levels and adaptable apartments in accordance with AS1428.1 and AS4299.</p> <p>The lifts provide at least 1400mm x 1100mm lift cars with two control panels within the lift cars to comply with AS1735.12.</p>	
8.		

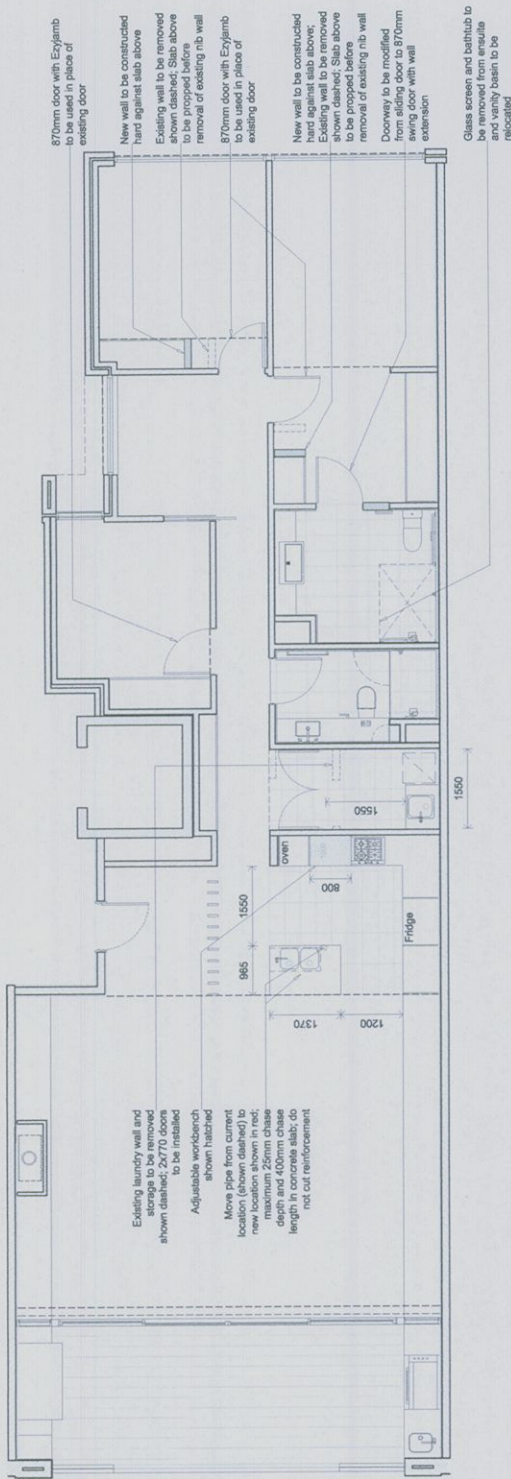
	Building Element	
9.	<p>Gymnasium Ramp & Bathroom</p> <p>The pedestrian ramp to the gymnasium provides handrails and kerb rail in accordance with AS1428.1.</p>	
10.		
11.	<p>Gymnasium Bathroom</p> <p>The gymnasium door is 820mm and has off-set hinges and outward swing to facilitate approximate 800mm clear opening width.</p> <p>Braille and tactile signage information in accordance with AS1428.1 and D3.6 of the BCA.</p> <p>The bathroom fittings of grabrails, shower seat, coat hooks, shelf, washbasin, taps, soap holder, toilet paper dispenser are installed in accordance with AS1428.1.</p>	
12.		

	Building Element	
13.	<p>20 Adaptable Apartments Types: Patullo 02, 04, 05, 06, 07, 08, 09, 10, 11, 12 and Livistona 01, 02, 03, 04, 05, 06, 09, 10, 11 and penthouse 7+8 within the Golf Course row,</p> <p>Apartment Entrances – The entrances provide ample lobby circulation spaces, 920mm doors (850mm clear opening) with lever door handles and level thresholds in accordance with AS1428 and AS4299.</p>	
14.		
15.	<p>Internal Circulation</p> <p>The open plan living areas and 1000mm width central corridor provide appropriate access to all areas while the doors and doorways to the bedrooms and laundry can be adapted in the future to facilitate additional circulation spaces for wheelchair access. The doors can provide 820mm clear opening width and the attached drawings and certification from the structural engineer confirm that certain walls adjoining cupboard can be removed to comply with AS4299.</p>	
16.	<p>Pre adapted laundry example</p> 	<p>Existing laundry wall and storage to be removed shown dashed; 2x770 doors to be installed</p> <p>Move pipe from current location (shown dashed) to new location shown in red: maximum 25mm chase depth and 400mm chase length in concrete slab: do not cut reinforcement</p> <p>Adjustable workbench shown hatched</p> 

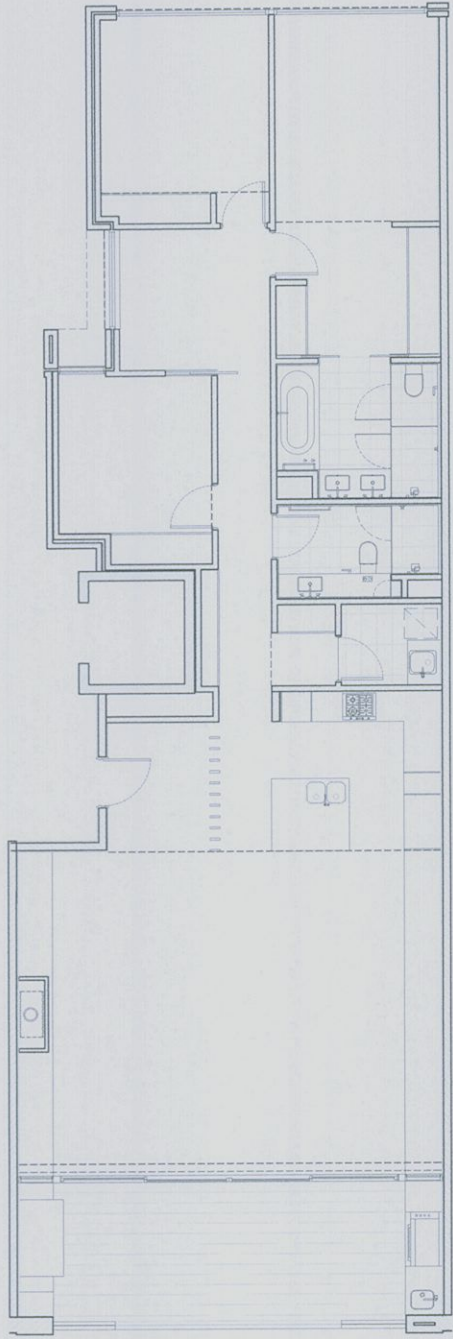
Building Element	
17.	<p>Structural Engineers Statement</p> <p>From: Martin O’Gorman [mailto:Martin.Ogorman@cardno.com.au] Sent: Wednesday, August 08, 2012 11:58 AM To: Emalia Choliluddin Subject: The Masters - Modification to units for adaptability</p> <p>8902/28.74 Emalia Provided the alteration are done in accordance with the attached sketch, we Cardno (NSW/ACT) Pty Ltd, being Practising Structural Engineers within the meaning of the Building Code of Australia, certify that the design is in accordance with normal engineering practice and principles, the relevant clauses of the Building Code of Australia and the relevant Australian Standards as follows:</p> <p><u>Building Code of Australia</u> Section B – Structural Provisions</p> <p><u>Australian Standards</u> AS/NZS 1170.0 Structural Design Actions Part 0: General Principles AS/NZS 1170.1 Structural Design Actions Part 1: Permanent, imposed & other actions AS 3600 Concrete Structures.</p> <p>Regards, Martin O’Gorman PRINCIPAL CARDNO</p>  <p>Phone +61 2 4323 2558 Fax +61 2 4324 3251 Mobile 0412 955 163 Address 34/205-207 Albany Street North, Gosford NSW 2250 Australia</p> <p>Email Martin.OGorman@cardno.com.au Web www.cardno.com Cardno operates a quality management system that has been certified to ISO 9001.</p>
18.	<p>Living Areas provide an open plan design with direct access to a kitchen and outdoor balcony which has a level doorway threshold to comply with AS1428 and AS4299.</p> <p>Kitchens provide ample area for adaptation including adjustment to the position of the island bench which is confirmed by the Structural Engineer which notes that the sink plumbing can be relocated and re-chased into the slab to enable 1550mm clearance between the benches.</p> 
19.	 







1
POST ADAPTABLE PLAN
TYPICAL GROUND FLOOR UNIT



2
PRE ADAPTED PLAN
TYPICAL GROUND FLOOR UNIT

870mm door with Erylamb to be used in place of existing door

New wall to be constructed hard against slab above

Existing wall to be removed shown dashed. Slab above to be propped before removal of existing rib wall

870mm door with Erylamb to be used in place of existing door

New wall to be constructed hard against slab above. Existing wall to be removed shown dashed. Slab above to be propped before removal of existing rib wall

Doorway to be modified in place and extended to 870mm swing door with wall extension

Glass screen and bathtub to be removed from ensuite and laundry basin to be relocated

SCALE 1:100

DATE: AUGUST 2012
PROJECT NO: AA.RES.0801
DRAWING NO: SK263

DESIGN: EC
CHECKED: EC
APPROVED:
REVISION: B

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PROJECT: THE MASTERS
Darley Street West, Bayview
THE MASTERS RESIDENCES

DRAWING TITLE: PROPOSED PRE AND POST ADAPTABLE PLANS
TYPICAL GROUND LEVEL UNIT

ANTONIADADES ARCHITECTS

3 ● ● ●

Units 1, 1.5, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

14, 2028 2325P Fax: 0204 9208
www.antoninades.com.au ACT: 127171 100

REV.	REVISION DESCRIPTION	CHK.	APPR.	DATE
A	Issued for information	AA	AA	03.06.12
B	Issued for information	AA	AA	07.08.12

SKETCH

PRELIMINARY

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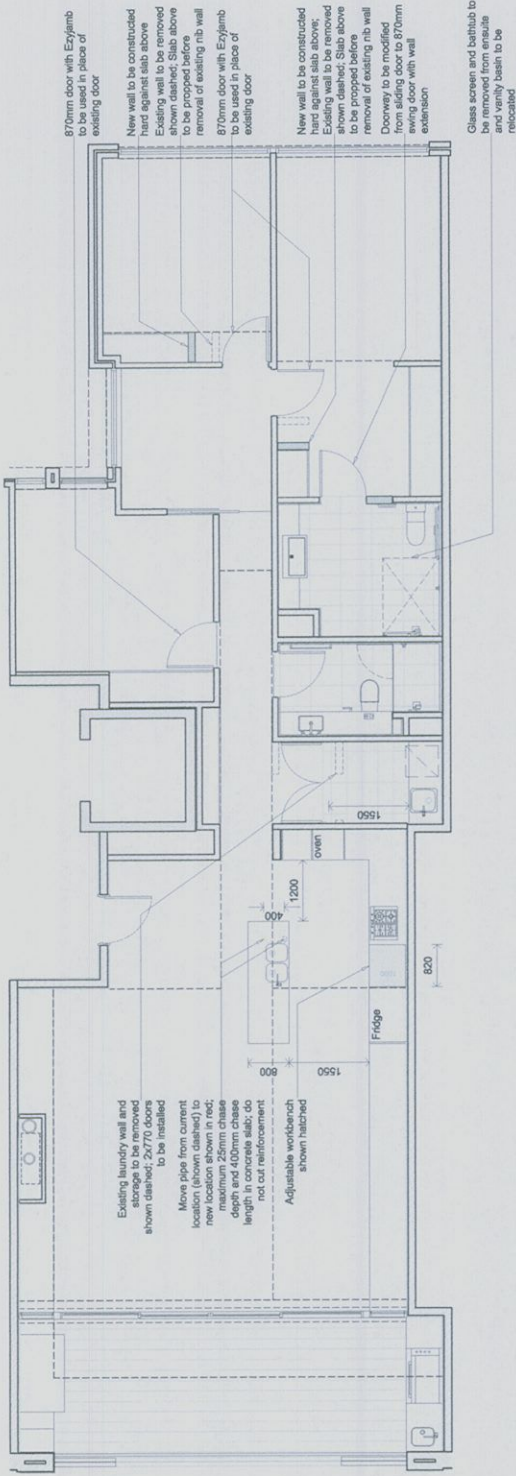
All dimensions in millimetres unless otherwise shown.

Use figured dimensions only.

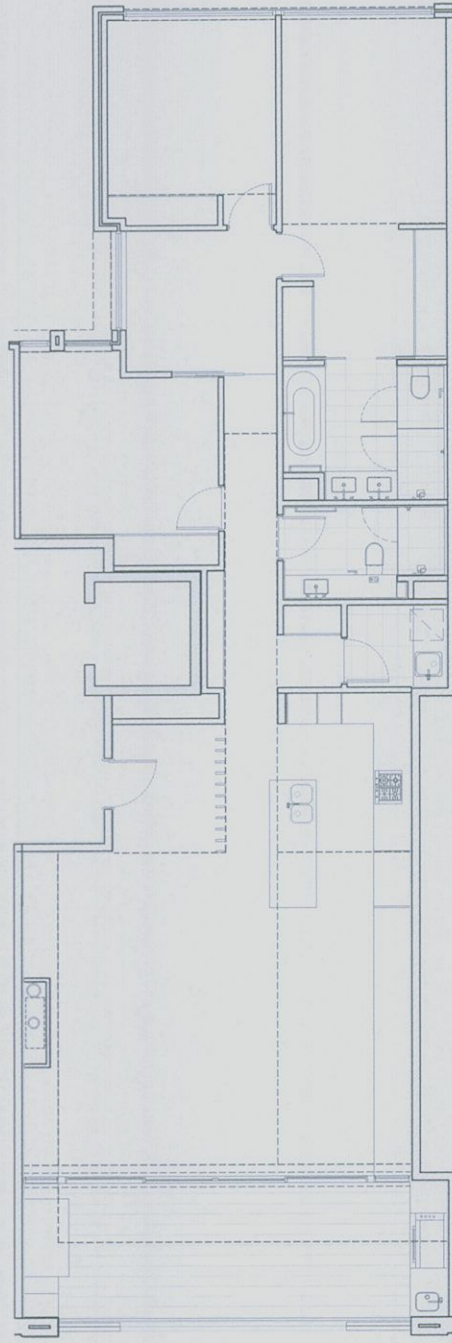
Check all dimensions on site prior to construction.

To be used in conjunction with all other documents prepared by Antoninades Architects Pty Ltd.

All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.



1 POST ADAPTABLE PLAN
TYPICAL FIRST FLOOR UNIT



2 PRE ADAPTED PLAN
TYPICAL FIRST FLOOR UNIT

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All dimensions in millimetres unless otherwise shown.

Check all dimensions on site prior to construction.

Report any discrepancies to Antoniades Architects Pty Ltd.

Antoniades Architects Pty Ltd is not responsible for any errors or omissions that may occur in this drawing or for any damage to be suffered by the client or any other party as a result of its use.

SKETCH
PRELIMINARY

REV.	REVISION DESCRIPTION	CHK.	APPV.	DATE
A	Issued for information	AA	AA	03.08.13
B	Issued for information	AA	AA	07.08.12

ANTONIADES ARCHITECTS

Suite 1, 112, 24 Bay St, Double Bay NSW 2028
 Tel: 0025 2220 1111
 www.antoniades.com.au - A/NZ 02 971 731 900

PROJECT
THE MASTERS
 Darley Street West, Bayview
THE MASTERS RESIDENCES

DRAWING TITLE
PROPOSED PRE AND POST ADAPTABLE PLANS
TYPICAL FIRST LEVEL UNIT

SCALE 1:100

DATE: AUGUST 2012
 PROJECT NO: AA.RES.0801
 DRAWING NO: SK264

DRAWN: EC
 CHECKED: EC
 APPROVED: [Signature]
 REVISION: B

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Appendix A – Statement of Expertise



Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

