

20 December 2016

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



Dear Sir/Madam,

NEWPORT ARMS HOTEL, 2 KALINYA STREET, NEWPORT NSW 2016  
COMPLYING DEVELOPMENT CERTIFICATE NO: 152808  
FINAL OCCUPATION CERTIFICATE NO: 152808  
DATE DETERMINED: 20/12/16

As required by clause 151(2) of the EP&A Regulation 2000, notice is hereby given of the determination of the following application:

- Final Occupation Certificate No. OC 152808

Please find enclosed a cheque for Council's registration fee plus the following documentation:

- Application for Occupation Certificate
- Record of Critical Stage Inspections and other inspections carried out which were required by the PCA under S.109E(3)(d) EP&A Act.
- Compliance Certificates and any other documentary evidence relied on to issue the occupation certificate.
- Record of any inspection carried out under clause 162A(4a)(a) of the Regulation.
- Other documents lodged with the application for the certificate.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours faithfully



Brendan Bennett  
Managing Director

Encl

336 Rec: 46052. 30/12/16

Newport Arms Hotel, 2 Kalinya Street, Newport NSW  
2016  
Final Occupation Certificate No. 152808

## FINAL OCCUPATION CERTIFICATE NO. FOC 152808

Issued under Part 4A of the Environmental Planning and Assessment Act 1979  
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

### APPLICANT

Name:

**Angela Muller - Hemmes Hermitage Pty Ltd**

Address of applicant:

**GPO Box 4719, Sydney NSW 2000**

Contact Details:

**Phone: (02) 9240 3000 Fax: (02) 9240 3001**

### RELEVANT CONSENTS

Consent Authority/Local Government Area:

**Pittwater Council**

Complying Development Certificate No:

**CDC 152808**

Date of Complying Development Certificate:

**22/07/15**

### PROPOSAL

Address of Development:

**Newport Arms Hotel, 2 Kalinya Street, Newport  
NSW 2016**

Lot & DP No:

**Lot 1 DP 72587 & Lot 1 DP 527172**

Building Classification:

**Class 3, 5, 6, 7a & 10b**

Type of Construction:

**Type A**

Scope of building works covered by this Notice:

**Internal & external strip out.**

Attachments:

**Schedule 1**

Fire Safety Schedule:

**N/A**

Exclusions:

**Nil**

Date of Application for Final Occupation Certificate:

**24/03/16**

Date Application Received:

**16/12/16**

### PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of  
City Plan Services Pty Ltd**


### ACCREDITATION BODY

**BPB 0027**

*That I, Brendan Bennett, as the certifying authority, for and on behalf of City Plan Services Pty Ltd certify that:*

- A current Complying Development Certificate is in force with respect to the building;*
- A 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;*
- Where required, a final Fire Safety Certificate has been issued for the building;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

DATED THIS 20<sup>th</sup> day of December 2016

  
Brendan Bennett  
Managing Director



## SCHEDULE 1

### 1. Critical Stage Inspections.

Inspection	Certified by	Reference	Date
Final Inspection Report	City Plan Services	152808	16/12/16

### 2. Additional Documentation.

Title	Prepared by	Reference	Date
Occupation Certificate Application	Hemmes Hermitage Pty Ltd	-	24/03/16



## OCCUPATION CERTIFICATE APPLICATION

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

### TYPE OF APPLICATION

Tick Appropriate Boxes:

☐ Interim Certificate  
☒ Final Certificate

### IDENTIFICATION OF BUILDING

Address 2 Kalinya Street

Lot No 1

DP No 72587

Suburb or town Newport Post Code 2016

### DESCRIPTION OF DEVELOPMENT

Detailed Description:

Internal & external strip out

### Building Code of Australia Classification

Existing \_\_\_\_\_ Proposed \_\_\_\_\_

### RELEVANT CONSENTS

Development Consent:

Construction Certificate /

Complying Development Certificate:

DA No. \_\_\_\_\_ Date \_\_\_\_\_

CC/CDC No. 152808 Date 22/7/15

### APPLICANT\*

Name of person having benefit of the development consent:

Name Angela Muller Company Hemmes Hermitage Pty Ltd

ABN Number 27 001 259 409

Address GPO Box 4719

Suburb or town Sydney Post Code 2001

Phone B/H 9240 3000 Fax No 9240 3001

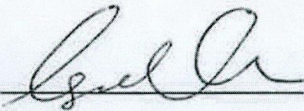
Mobile 0412 250 997 Email angela.muller@merivale.com

\*Applications for occupation certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

As the applicant, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning and Assessment Act 1979*, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature of applicant:

Sign  Date 24/3/16

Sign \_\_\_\_\_ Date \_\_\_\_\_



## Schedule 1 - Attachments relating to the proposed development.

Schedule 1 must be completed and accompanied in the formation required to be submitted with the application for an Occupation Certificate. A detailed list is also required to be attached detailing all the documentation submitted with this application.

1. Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s).

<input type="checkbox"/> Development consent OR Complying Development Certificate (Previously lodged)	<input type="checkbox"/> Individual fire safety certificates (as applicable)	<input type="checkbox"/> Each BASIX certificate for the development.
<input checked="" type="checkbox"/> Construction certificate	<input type="checkbox"/> Compliance certificates (as applicable)	

2. Does the development involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement?

☐ Yes

☒ No

If YES, provide either or both of the following from a "fire safety engineer" (a private accredited certifier holding Category C10 accreditation):

- (a) A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that building work relating to an alternative solution that was the subject of a compliance certificate or report under clause or 144A(a) EP&A Regulation – (the first certificate or report) has been completed and complies with that alternative solution.
- (b) A written report that includes a statement that the building work relating to the alternative solution that was the subject of the first certificate or report has been completed and is consistent with that alternative solution.

**Note:** The above requirement only applies to building work in respect of:

- (a) a class 9a building that is proposed to have a total floor area of 2000m<sup>2</sup> or more
- (b) any building (other than a class 9a building) that is proposed to have:
- (i) a fire compartment with a total floor area of more than 2000m<sup>2</sup> or
  - (ii) a total floor area of more than 6000m<sup>2</sup>

that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA

3. Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design verification from a qualified designer?

☐ Yes

☒ No

If YES, provide a statement from a qualified designer which verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications on which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development (SEPP No. 65)

**Note:** If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP No. 65 to the extent to which they aim to

- reduce consumption of mains-supplied potable water, or
- reduce emissions of greenhouse gases, in the use of the building or in the use of the land on which the building is situated, or
- improve the thermal performance of the building.

4. Documentation demonstrating compliance with the conditions of development consent required to be satisfied prior to issuing the Occupation Certificate.

☐ Yes

☐ No

If Yes - provide documentation

5. OVERALL FIRE SAFETY CERTIFICATE

☐ Yes

☐ No

If Yes - provide documentation

6. NSW FIRE & RESCUE SIGNOFF  
(as per Clause 152 of EP&A Regulations)

☐ Yes

☐ No

If Yes - provide documentation

7. SYDNEY WATER SECTION 73  
COMPLIANCE CERTIFICATE

☐ Yes

☒ No

If Yes - provide documentation

**Note:** The Section 73 Certificate must be submitted to the Principal Certifying Authority before occupation of the development / release of the plan of subdivision



## INSPECTION REPORT

*This inspection report is a record of a certified stage inspection or any other inspection carried out, because it was required by the Principal Certifying Authority, in accordance with Clause 162B of the Environmental Planning & Assessment Regulation 2000.*

<b>CDC No.</b>	:	152808
<b>PCA</b>	:	Brendan Bennett, BPB0027
<b>Site Address</b>	:	Newport Arms Hotel, 2 Kalinya Street, Newport NSW 2016
<b>Requested by</b>	:	
<b>Contact No.</b>	:	<b>Contact email:</b>
<b>Inspection Type</b>	:	After the building work has been completed & prior to any occupation certificate being issued in relation to the building.
<b>Date Inspected</b>	:	16 December 2016 <b>Time Requested:</b>

## RESULT OF INSPECTION

<b>Satisfactory</b>	<input checked="" type="checkbox"/>	<b>No re-inspection required</b>
<b>Satisfactory subject to actions</b>	<input type="checkbox"/>	<b>No re-inspection required</b>
<b>Unsatisfactory/actions required</b>	<input type="checkbox"/>	<b>Re-inspection required</b> Yes <input type="checkbox"/> No <input type="checkbox"/>

Works have been completed in accordance with the Complying Development Certificate and are considered satisfactory.

**Signature**

:



**Inspected by\***

:

Brendan Bennett

**Accreditation No.**

:

BPB0027

**Date**

:

16 December 2016

*\*This serves as written notification from the contractor for a change in the nominated inspector for this project as required under the contract agreement made under Clause 73A of the Building Professional Act 2005 and Clause 19A of the Building Professional Regulations 2007*