

Pittwater
Council

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

Customer Service Manager

Dear Sir/Madam

Re: Construction Certificate/Occupation Certificate

Address: 28 Warriewood Rd, Warriewood

Could you kindly forward a receipt for the attached \$3000 cheque, covering lodgement fee for the Construction/Occupation/Complying Development Certificate.

Thank you

PO Box 800 Brookvale NSW 2100

Phone: 02 9907 1018 Fax: 02 9907 1344 Mobile: 0410 509 731

johnjbriggs1@bigpond.com

Application for an occupation certificate

John J Briggs Associates Pty Ltd
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
johnjbriggs1@bigpond.com



Date received: 6/ 03/12 DA no: 737/07

If you want to occupy or use a new building, or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You need to apply to the principal certifying authority you have appointed for the development if you want to occupy or use a new building. Otherwise you can apply to a certifying authority (either your council or a private certifier).

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐ Mr

Your first name

A

Your family name

Gordon

Flat/street no.

28

Street name

Warriewood Rd

Suburb or town

Warriewood

State

NSW

Postcode

2102

Daytime telephone

Fax

Mobile

Email

2. Identify the land

Flat/street no.

28

Street name

Warriewood Rd

Suburb or town

Warriewood

Postcode

2102

Lot no.

3

Section

DP/MPS no.

15680

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

Rec 319668

3. Details of the development approvals granted

Is development consent required for the development?

No ☐

Yes ☒

Has development consent been granted after a development application was made?

Yes ☒

What is the development application no.?

737/07

What date was development consent granted?

18.1.08

No ☐

Has a complying development certificate been issued?

No ☐

Yes ☐

What is the complying development certificate no.?

N/A

What date was the certificate issued?

N/A

Has a construction certificate been issued for the building? *A construction certificate is not needed if a complying development certificate has been issued.*

No ☐

Yes ☒

What is the construction certificate no.?

1327CC1

What date was the certificate issued?

1.5.09

4. Identify what you want to do

*If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an **interim occupation certificate**. If you want to occupy or use a new building that has been completed, or change the whole use of an existing building, you need a **final occupation certificate**.*

Are you going to occupy or use a new building?

No ☐

Yes ☒

Is the building:

☐ partially completed?

☒ completed?

Are you going to change the use of an existing building?

No ☒

Yes ☐

Do you want to change:

☐ the use of part of the building?

☐ the whole use of the building?

5. Describe the building

If you are applying for an occupation certificate for part of a building, describe the part of the building:

Alterations & additions

For what purpose do you propose to use the building or part of the building?

Residential

For a new building:

What is the class of the building under the Building Code of Australia?

1a & 10a

This can be found in the development consent or complying development certificate.

To change the use of an existing building:

What is the class of the existing building under the Building Code of Australia?

N/A

What is the new class of the building under the Building Code of Australia?

N/A

This can be found in the development consent or complying development certificate.

6. Information to be attached to the application

Please indicate the documents you have attached by placing a cross in the appropriate boxes ☐:

- ☐ a copy of the development consent or the complying development certificate
- ☐ a copy of the construction certificate, where relevant
- ☐ a copy of the final fire safety certificate, where relevant
- ☐ a copy of the interim fire safety certificate, where relevant
- ☒ any other certificate or document on which you rely, eg. Refer attachment A.

7. Signature

The applicant, or the applicant's agent, must sign the application.

Signature

See attached authority

Name, if you are not the applicant

Date

In what capacity are you signing if you are not the applicant?

8. 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 the council if the information you have provided in your application is incorrect or changes.

JOHN J BRIGGS

ASSOCIATES
ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159

PCA APPOINTMENT (OWNER'S AUTHORITY)

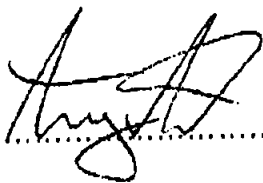
15 / 4 / 2009

To Whom It May Concern

I **ANGUS GORDON** authorise John Briggs of John J Briggs Associates P/L to act as Principal Certifying Authority for the proposed alterations and additions to the existing dwelling and a new carport at 9 Lakeview Pde, Warriewood and to issue an Occupation Certificate following satisfactory completion of the project.

I also advise that I have met all conditions of Consent required to be undertaken prior to commencement of work.

Yours sincerely


.....

.....

PO Box 800 Brookvale NSW 2100
Phone: 02 9907 1018 Fax: 02 9907 1344
jjbassoc@bigpond.com

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

OCCUPATION CERTIFICATE: ATTACHMENT "A"

Address: 28 Warriewood Rd, Warriewood

Glazing prepared by Brisbane Water Glass P/L dated 15.6.11, Smoke Detector prepared by Rexel Electrical P/L dated 23.8.10, Smoke Detector (lower level) prepared by Upstairs Design & Building Co dated 1.2.12; Plumbing & Drainage prepared by Don Pearce undated; Waterproofing prepared by Expert Water proofing dated 13.10.10; Council Assets prepared by Pittwater Council dated 2.11.11; Basix certification A20220 prepared by Upstairs Design & Building Co dated 20.8.10 & Structural Engineering prepared by V.D.M Consulting Engineers dated 17.3.12.



Compliance Certificate



Brisbane Water Glass Pty Ltd
173 Blackwall Road,
Woy Woy
NSW 2256

is a participating member of the **AWA Accreditation Program**, provides a **7 year Guarantee** against faulty workmanship and materials (Refer to Manufacturer's Warranty), is committed to the **Industry Code of Conduct** and has met the requirements of the annual **AWA Compliance Audit** conducted by a **NATA accredited** audit

The manufacturer certifies that the windows and doors supplied to:

KELMAN CONSTRUCTIONS
7 BRINAWA ST MONAVALLE 2103
JOB INV No WN10205

Delivered on:

9 LAKEVIEW RD WARRIEWOOD 2102

have been manufactured to comply with the Australian Window Standard **AS2047** and the Glass Standard **AS1288** including human impact requirements as specified in the order.



Accreditation No. 18739

This inspection service is accredited by the National Association of Testing Authorities Australia. The services reported herein have been performed in accordance with the scope of accreditation.

[Signature] 15/6/11

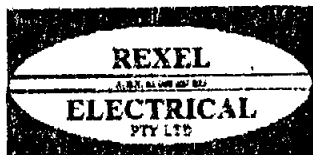
The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Builder / Installer

Date:

Visit the website: www.awa.org.au for accreditation details

Doc No. AWA-CC-008
Issued 09/2004 ©



29 NORTHCOTT RD CROMER HEIGHTS NSW 2099
PHONE (02) 9401 7602 FAX (02) 9401 7603
MOBILE 0412 229 440

Licence No 106202C

23 August 2010

Upstairs Building & Design Co
7 Brinawa St
MONA VALE NSW 2103

RE: 9 Lakeview Pde Warriewood

This is to certify that the smoke detector installed by Rexel Electrical Pty Ltd at the above address, complies with AS3786 have been installed in accordance with the requirements of AS 3000

Yours faithfully

A handwritten signature in black ink, appearing to read "Rox Philips", written over a horizontal line.

Rox Philips
Manager/Director

ELECTRICAL CONTRACTING - PROJECT MANAGEMENT

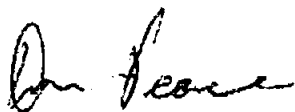
Don Pearce
Licenced Plumber, Drainer And Gasfitter

ABN 111 530 054 09
40 Emma St
Mona Vale N.S.W. 2103
Telephone / 99976475
Mobile 0418462604
Licence No L3981

Mr & Mrs Gordon
9 Lakeview Pde
Warriewood

All plumbing ,drainage & sanitary plumbing to above is to Sydney Water
regulations & code of practice.

Don Pearce



Stuart Kelman

From: Brian - Expert Waterproofing [brian-732@hotmail.com]
Sent: Wednesday, 13 October 2010 8:01 AM
To: stuart@upstairsdesign.com.au
Subject: FW: EXPERT WATERPROOFING WARRANTY

Hey mate no probs here they are))))

WATERPROOFING WARRANTY CERTIFICATE

This warranty document confirms that the waterproofing installation described below is subject to standard warranty conditions as prescribed by the trade practice commission & office of Fair Trading(NSW).

The statute warranty will cover installation only, as product fitness & quality is warranted by the respective manufacturer of the materials used.

All materials have been tested and satisfied(CSIRO) regulations.

The applicator warrants that the installations will remain free of all defects caused by faulty workmanship & that the material was applied in accordance with the appropriate manufacturers specifications under Australian standards AS3740

Date 13/10/10

Bulder Responsible Upstairs Design & Building

Site Address 9Lakeview Pde Warriewood

Site Foreman Dave

Watreproofing Installation Bathrooms x 1

Product used Polyurethane/Tremflex/

Warranty period Fifteen years

Exclusions Damage caused by other trades/Unprotected membrane/Tile over angle

Ross McWhirter, Project Leader – Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629 007

2 November 2011

Angus Gordon
9 Lakeview Parade
WARRIEWOOD NSW 2102

Dear Sir,

Re: Final Inspection of Works in Road Reserve at 28 Warriewood Road, Warriewood

DA No. N0737/07 - Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 2 November 2011 at 11:30am.

Council has reviewed the condition of the road reserve in Lakeview Parade and considers that there are no adverse impacts from the work adjacent to the driveway crossing. Accordingly, 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 faithfully



Ross McWhirter
PROJECT LEADER – ROAD RESERVE MANAGEMENT



Upstairs Design
& Building Co.

BASIX CERTIFICATION – A20220

9 Lakeview Parade, Warriewood, 2102

Light Fittings

40% of new or old fixtures have been fitted with fluorescent, compact fluorescent or LED lamps

Bathroom Fittings

Showerheads, toilets and taps have a minimum 3star water rating

Glazing Requirements/Windows

Window 1, 4 and 5: are single pyrolytic low-E with a U value of 3.99, SHGC 0.4

Windows 2, 3 and 6: are single clear with a U value of 5.71, SHGC 0.66

Skylight – has a u-value of 2.5, SHGC 0.456

Insulation

* New and altered framed external walls have an R value of 1.7 including construction.

* New suspended floor with open sub-floor framed has an R value of 1.5 including construction

*The ceiling R1.95 (up) roof foil backed blanket (55mm)

Kind regards,

Stuart Kelman

20th August 2010



Upstairs Design & Building Co.
7 Brinawa Street Mona Vale 2103

Phone 02 9979 4599

Fax 02 9940 0203

Mobile 0402 902 296

Email upstairsdesign@optusnet.com.au

A&N 22 067 710 141 Lic.125621c



**Upstairs Design
& Building Co.**

**John J Briggs Associates Pty Ltd
PO Box 800
Brookvale NSW 2100**

1st February 2012

Dear Sirs,

Property: 9 Lakeview Parade Warriewood 2102

Existing Hard Wired Smoke Alarm

The existing hard wired smoke alarm on the lower level of 9 Lakeview Parade Warriewood, was installed by ADT security systems two years ago. It is part of the buildings security and monitoring system.

Please find following pictures confirming the above.

Please don't hesitate to contact me if you have any further questions in regards to this matter.

Kind Regards,

Stuart Kelman



**Upstairs Design & Building Co.
7 Brinawa Street Mona Vale 2103
Phone 02 9979 4599
Fax 02 9940 0203
Mobile 0402 902 296
Email upstairsdesign@optusnet.com.au
ABN 22 067 710 141 Lic. 125621c**

17 March 2012

Our ref: SD0809-01
Your ref.:

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

STRUCTURAL ENGINEER'S COMPLAINTS CERTIFICATE – SD0809-01

Re: Alterations & Additions @ 9 Lakeview Pde, Warriewood, NSW, 2102

The following structural components constructed at the above address have been design, drafted and inspected by VDM Consulting Engineers Pty (VDM):

- Frame around skylight
- Deck and railing for the carport
- Handrail to rear deck
- Vehicle barrier

We hereby certify that the all components comply with the following Australian Standards and references;

- AS/NZS 1170.0:2002: *Structural design actions – General principles*,
- AS/NZS 1170.1:2002: *Structural design actions – Permanent, imposed and other actions*,
- AS/NZS 1170.1:2002: *Structural design actions – Wind actions*
- AS 1720:1997: *Timber structures – Part 1- design methods*
- AS 2870:1996: *Residential slabs and footings - Construction*
- AS 3600:2001: *Concrete Structures Codes*
- Building Code of Australia (BCA)
- Principles of structural mechanics.

Loads used for the analysis included:

- Dead load (DL) – 0.70kPa (71 kg/m²) self weight
- Live load (LL) – 3.0kPa (306 kg/m²) (car port/Deck/Balcony)
- Live load (LL) – 1.5kPa (153 kg/m²) elsewhere

Serviceability factors:

- Short term $\psi_s = 0.7$
- Long term $\psi_l = 0.4$

Strength factors

- Dead load – 1.2
- Live load – 1.5

Inspections were carried out on the following dates

- 02/05/2009 – Carport-Reinforced concrete piers – steel reinforcement prior to concrete pour,
- 18/05/2009 – Carport timber sub-frame,
- 05/06/2009 – Driveway - steel reinforcement prior to concrete pour,

- 05/06/2009 – Deck and railing for the carport,
- 05/07/2009 – Rear deck – handrail,
- 30/07/2009 – Roof skylight frame
- Other visits were not recorded
- 08/12/2009 – Final inspection

This certificate shall not construe as relieving any other party of their responsibilities, liabilities or contractual obligations.

CERTIFICATION

Responsibility for this report is acknowledged as follows:

Name of person signing – Mario F. Benitez *B.E. (Struct)*

CPEng., MIEAust. N° – 418917, MIPENZ (111943)

Position – Senior Structural Engineer

Name of responsible firm for and on behalf of person
is signing for – VDM Consulting Engineers Pty. Ltd

Signature

Occupation certificate

John J Briggs Associates P/L
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
johnjbriggs1@bigpond.com

DA : 737/07

CC no: 1327CC1

This certificate is issued by a certifying authority (a council or a private certifier) and allows the applicant to occupy or use the building or part of the building as set out in the certificate.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

A

Family name

G

Flat/street no.

28

Street name

Warriewood

Suburb or town

Warriewood

State

NSW

Postcode

2102

Daytime telephone

Fax

Mobile

Email

2. Details of the building

Flat/Street no.

28

Street name

Warriewood

Suburb or town

Warriewood

Postcode

2102

Description of the building or part of the building

Alterations & additions

Lot no.

3

Section

DP/MPS no.

15680

Volume/folio

Development application or complying development certificate no.

737/07

3. Decision of the certifying authority

Type of certificate issued:

- ☐ an interim occupation certificate
☒ a final occupation certificate

Date of this decision

20.03.12

4. Information attached to this decision

- ☐ A schedule of fire safety measures
☐ The final fire safety certificate or an interim fire safety certificate (as relevant)

Final occupation certificate

John Briggs of John J Briggs Associates
P/L

certifies that:

- ☒ a current development consent has been granted for the development
☐ a current complying development certificate has been issued for the development
☒ a current construction 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 as a **1a & 10a** building class
☐ a final fire safety certificate has been issued for the building
☐ a final report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no.

OC877

Date of the certificate

20.03.12

Signature

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

Signature



Name

John Briggs

Flat/Street no.

Street name

PO Box 800

Suburb or town

Brookvale

State

NSW

Postcode

2100

Telephone

9907 1018

Fax

9907 1344

If the certifier is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB 0049

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

MANDATORY CRITICAL STAGE INSPECTION RESULT SHEET

Made under Clause 162A of the Environmental Planning and Assessment Regulation 2000

COUNCIL AREA: Pittwater

ADDRESS: 28 Warriewood Rd, Warriewood

LOT NO: 3 D.P. NO: 15680

DEVELOPMENT CONSENT NO: 737/07

CONSTRUCTION CERTIFICATE NO: 1327CC1

TYPE OF INSPECTION REQUESTED:	<u>RESULT</u>	<u>DATE</u>	<u>BY WHOM</u>
Commencement Inspection –			
.....	Satisfactory	7.5.09	J Briggs
Footings Inspection.....	Satisfactory	18.5.09	J Briggs
Slab(s) Inspection	Satisfactory	5.6.09	J Briggs
Framework Inspection	Satisfactory	3.8.09	J Briggs
Waterproofing of wet areas Inspection			
.....	Satisfactory	11.8.09	J Briggs
Connection of stormwater drainage pipes Inspection			
.....	Satisfactory	8.6.10	J Briggs
Completion Inspection	Unsatisfactory	8.6.10	J Briggs
Existing smoke alarm to be certified, Council approval required for driveway cross over.			
Completion Inspection	Satisfactory	19.3.12	J Briggs

Signed: _____

John Briggs

Date: _____

19.3.12.

Principal Certifying Authority, Building Professionals Board No.BPB0049