

POSTED
19.8.16



FINAL OCCUPATION CERTIFICATE

Date Application Received	02.10.14		
Council	Northern Beaches Council		
Occupation Certificate No.	FOC-2014-230	Date Approved	19.08.16
CDC No.	CDC2014-230	Date Approved	02.10.14
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Dave & Fiona Behan	Ph No.	0404 307 929
Address	112 Wakehurst Parkway, Elanora Heights		
OWNER DETAILS			
Name	Dave & Fiona Behan		
Address	112 Wakehurst Parkway, Elanora Heights		
DEVELOPMENT DETAILS			
Subject Land	112 Wakehurst Parkway, Elanora Heights NSW 2101	Lot No.	110 DP 13152
Description of Development	Alterations & Additions to the existing dwelling		
Class of Building	1a, 10a, 10b	Value of Work	\$205,000.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection Reports, Builders Basix Compliance, Basix Completion Receipt, Structural Engineers, Termite Protection, Smoke Detectors, Waterproofing, Glazing, Geotechnical Report, Stormwater		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Complying Development Certificate	14.12.13		
Timber Frame – prior to lining Floor	22.10.14 15.11.14		
Waterproofing – Certificate Supplied	Missed		
Stormwater	20.02.15		
Final Inspection – issue of Occupation Certificate	11.06.15 03.08.16		
CERTIFICATION			
I, Craig Formosa, as the certifying authority am satisfied that; (a) the building will not constitute a hazard to the health or safety of the occupants, (b) a current Complying Development Certificate has been issued for the building in respect to the plans and specifications for the building, (c) the building is suitable for its use under the Building Code of Australia, and (d) all the prescribed conditions of development consent have been satisfied.			
Signed: 		Date: 19.08.16	
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board			



INSPECTION REPORT

☐ Owner
 ☐ Applicant
 ☒ Builder
 ☐ Other _____

Name Behan

Tel/Email

PROPERTY ADDRESS

112 Wakehurst Pkwy Elanora Heights

INSPECTION TYPE

Final - reinspection

INSPECTION OUTCOME

Certifier Opinion

- ☒ Inspection stage is Satisfactory
☐ Inspection stage is Satisfactory subject to Action Required
☐ Inspection stage is Not Satisfactory

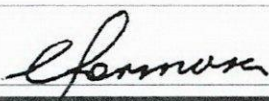
Action Required (read with NOTES below)

- ☐ NO re-inspection required
☐ Re-inspection required
☐ Tick if result has also been given verbally

NOTES

All matters satisfactorily completed

ACCREDITED CERTIFIER



BPB# 0124

DATE 3/8/16

RECORD OF MISSED INSPECTIONS

Under Clause 162C of the EP & A Regulation

Site address: 112 Wakehurst Parkway, Elanora Heights

Complying Development Certificate No CDC2014-230

Principal Certifying Authority: Craig Formosa

Accreditation No.BPB0124

Principal Contractor: Newark Constructions

Building work: Alterations and additions to an existing dwelling

BCA Classification: 1a

Missed Inspection Schedule: Waterproofing

Type of Inspection	Result
o Prior to covering waterproofing in any wet areas	Missed

Reasons for missed inspections:

- The principal contractor was not aware that only an accredited certifier could carry out the above critical stage inspection.

PCA's Statement:

- I am satisfied that the work that would have been the subject of the missed inspection was satisfactory.

Documentary Evidence Relied Upon:

- Waterproofing Certification by Installer



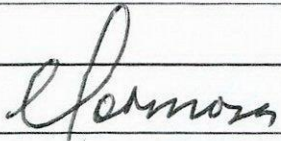
Craig Formosa

Principal Certifying Authority

Per letter sent to owner

INSPECTION REPORT

6330

☐ Owner ☐ Applicant ☒ Builder ☐ Other _____	
Name <u>Newark Construction</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>112 Wakehurst Pkwy, Elanora Heights</u>	
INSPECTION TYPE	
<u>Final Insp</u>	
INSPECTION OUTCOME	
Certifier Opinion	Action Required (read with NOTES below)
☐ Inspection stage is Satisfactory	☒ NO re-inspection required
☒ Inspection stage is Satisfactory subject to Action Required	☐ Re-inspection required
☐ Inspection stage is Not Satisfactory	☒ Tick if result has also been given verbally
NOTES	
- Provide metal top rail to frameless glass - Provide handrail to lower flight at stairs - Provide plumbers certification of the stormwater Management plan drawing no. 23/14-2 - Provide Geotechnical engineers certificate / Form 3.	
<u>Certificates provided termite, Glazing, smoke alarm, structural, Basix compliance</u>	
<u>- Ensure that any windows from the dwelling that open in to the pool area do not open more than 100mm</u>	
 Accredited Certifier - BPB <u>0124</u> <u>11 / 06 / 2015</u> Date	

INSPECTION REPORT 3093

☐ Owner ☐ Applicant ☒ Builder ☐ Other _____

Name NEWARK CONSTRUCTIONS

Tel/Email _____

PROPERTY ADDRESS

112 WAKELIST PARKWAY, FLANDRA HEIGHTS

INSPECTION TYPE

STORMWATER

INSPECTION OUTCOME

Certifier Opinion

- ☐ Inspection stage is Satisfactory
- ☒ Inspection stage is Satisfactory subject to Action Required
- ☐ Inspection stage is Not Satisfactory

Action Required (read with NOTES below)

- ☒ NO re-inspection required
- ☐ Re-inspection required
- ☐ Tick if result has also been given verbally

NOTES

- STORMWATER DRAINAGE PIPEWORK IN PLACE
- RAINWATER TANKS YET TO BE INSTALLED
- BUILDER TO HAVE HYDRAULIC ENGINEER PROVIDE AMENDED DETAILS & REPORT TO SUIT SITE CONDITIONS.

Accredited Certifier - BPB

17/4

Date

20 / 2 / 2015

INSPECTION REPORT

6811

☐ Owner ☐ Applicant ☒ Builder ☐ Other _____	
Name <u>Grant - Newark</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>112 Wakehurst Pky. Elanora Heights</u>	
INSPECTION TYPE	
<u>Floor frame</u>	
INSPECTION OUTCOME	
Certifier Opinion	Action Required (read with NOTES below)
☒ Inspection stage is Satisfactory	☐ NO re-inspection required ☐ Re-inspection required ☐ Tick if result has also been given verbally
☐ Inspection stage is Satisfactory subject to Action Required	
☐ Inspection stage is Not Satisfactory	
NOTES	
- Footings already poured, provide engineers certification (posts + rear addition) - Floor frame satisfactory. termite protection provided to subfloor.	
<u>Provide termite certificate at OC stage</u>	
<u><i>[Signature]</i></u> Accredited Certifier - BPB <u>0124</u>	<u>22 / 10 / 2014</u> Date

FORM Building Certifiers Pty Ltd ABN 76 134 030 710 | PO Box 1824, Dee Why NSW 2099 | T/F +61 2 8021 9313 | info@formbc.com | www.formbc.com

Form Building Certifiers Pty Ltd
PO Box 1824, DEE WHY NSW 2099
Phone: 8021 9313 Fax: 8021 9313



BUILDING INSPECTION RESULT SHEET

REQUESTED INSPECTION TYPE:

Site Inspection ✓

APPLICATION DETAILS:

Date App. Received:	12.12.13
Property Address:	112 Wakehurst Pkwy, Elanora Heights
Development Type:	alts + add's.
Company Name:	
Owners Name & No.:	Behan
DA No. (If Applicable):	n/a

OBSERVATIONS FROM SITE VISIT:

Application Type	Possibly CD	CC only
Site Access	from both Elanora Rd + rear lane	
Stormwater Drainage	to existing approved system.	
Kerb & Gutter	///	
Overhead Power Lines	///	
Easements	///	
Tree Removal	///	
Bushfire Hazard	Provide a BAL certificate - Property is bushfire	
Flooding	Likely or not likely? not in property where works proposed	
Slope of Block	Property slopes quite steeply - form 2 by Geo will be required	
Retaining Walls	n/a	
Set Backs	some side setback amendments appear to be required.	
Sewer Mains		
Fire Safety Measures (Class 2-9 Only)	Fire Hydrant ☐ Fire Hose Reels ☐ Exit Signs ☐ Portable Fire Extinguishers ☐ Emergency Lighting ☐ Other ☐	

* Do the plans and specifications adequately & accurately depict existing site conditions and/or existing buildings? Yes ☒ / No ☐

* Are there any features of the site or buildings that would mean the development cannot be CD or comply with the BCA? Yes ☐ / No ☒

If Yes, give details: _____

Has any building work commenced? Yes ☐ / No ☒

If Yes, give details: _____

Comments:

it is considered that the actual street frontage is Elanora Rd.

Name of Certifier & Accreditation Number	Craig Formosa BPB0124 Trish Gray BPB2185
Date of Inspection	14/12/13

BASIX Completion Receipt

Receipt no.: CR-1471578096409-A196319

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General
Date of issue: Friday, 19/08/2016



Principal certifying authority

Name: Craig
Accreditation scheme: BPB
Accreditation number: 0124

Final Inspection

Date of final inspection: Wednesday, 03/08/2016

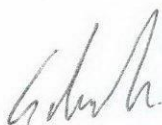
BASIX Certificate details

BASIX Certificate no.	A196319
Project name	HD/112 Wakehurst Pkwy, Elanora Heights NSW 2101
Street address	112 Wakehurst OTHER...
Suburb	Elanora Heights NSW
Postcode	2101
Local Government Area	Pittwater Council

NEWARK CONSTRUCTIONS PTY LTD

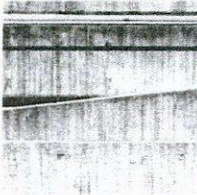
10th June 2015-06-10

This is to confirm that Newark constructions has completed all the basix requirement as per the certificate A196319.



Grant Newark
Newark Constructions Pty Ltd

NEWARK CONSTRUCTIONS PTY LTD
GRANT & PATRICIA NEWARK
116 ESSILIA STREET, COLLAROY PLATEAU, NSW 2097
GRANT'S MOBILE 0412 382209 AFTR HRS 02 9984 7040 TRISHA'S MOBILE 0421 702924
EMAIL: newark_constructions@bigpond.com FAX 02 9972 0247
ABN 19 107 217 925 ACN 107 217 925 LICENCE 157205C



17 April 2015

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

**Re: Complying Development (Alterations and Additions) –
112 Wakehurst Parkway, Elanora Heights**

This is to certify that an inspection was undertaken on the reinforcement in place on 7 November 2014 and 16 February 2015 prior to the placement of concrete for the slabs and footings.

Reinforcement and relevant dimensions were in accordance with structural details and site instructions. Nothing was observed during the course of the inspection to suggest that the general intent of the structural design had not been followed.

The floor, wall and roof frame was inspected on 18 November 2014 and 8 December 2014 prior to the placement of wall and ceiling linings. These frames were in accordance with AS 1684 Residential Timber Framed Construction and standard building practice and were considered satisfactory.

This certification shall not be construed as relieving any other party of their responsibilities or contractual obligations.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
BE (Civil) MIEAust





CERTIFICATE OF COMPLIANCE

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard: Residential Slabs and Footings Construction, AS 2870-1996.

NOTE: This document is to be attached to Warranty Document Number: NB20150100196391

Date of Installation: 07/01/2015

Installation Address: 112 Wakehurst Pkwy

ELANORA HEIGHTS

NSW 2101

Builder's Name: Grant - Newark Constructions

Builder's Address: 116 Essilia Street

COLLARROY

NSW 2097

Builder's Email: newark_constructions@bigpond.com.au

Phone Number: 0412382209

Owner's Name: Grant - Newark Constructions

Phone Number: 0412382209

Local Council: Pittwater Council

Phone Number:

Company Contact: Accounts

Installer's Name: Fergus Bermingham

Company Name: Design Pest Solutions

Address: 5, 93-99 South Creek Road

DEE WHY

NSW 2099

Phone Number: 02 8404 0619

Fax Number:

Accreditation Number: N134

Authorised Signature:

Fergus Bermingham

Job Type: Miscellaneous job

Product used:

Type	Linear Metres (m)	Product Width (mm)	Total SQM
Perimeter	32.00	300	9.6
Other	23.00	300	6.9

Grand Total: 16.5

Service Penetrations

Total: 3

Kordon Kollars

3

Manual Kollars

0

Wraps

0

Others

0

Total Kordon Installed: 16.80

Date: 07/01/2015

- The builder has been advised to maintain a 75mm hard surface inspection zone around the building perimeter.
- Annual Termite inspections as per Australian standards are a condition of the warranty.
- Kordon is installed as per the manufacturer's specifications. Refer to the site installation drawing for details.
- Warranty and compliance only applies to the areas where Kordon has been installed.
- Where Kordon has been installed to an extension of a building no warranty applies if termites gain entry from the existing structure.
- No pre-installation site inspection report as recommended by AS3660.1 was carried out.
- Kordon has been installed to service penetrations and perimeter to manufacturer's specifications.

TAX INVOICE* / STATEMENT*

03

DATE 14/4/15

TO Kenan Construction

ORDER NO.

FROM

131 ARCHER STREET

CHATSWOOD NSW 2067

Phone: 0409 22 8797 ABN: 66 109 736 432

ABN (of Supplier)

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	Re Smoke Detectors at 112 Wendhurst Parkway.			
	Two 240volt detectors have been installed as per Part 372 of B.C.A. and as 3786-1993. Detectors are interconnected with battery backup.			
	 MARC Kennedy.			

TOTAL INCLUSIVE OF G.S.T.

Total includes G.S.T. of



Advanced Weather Proofing

Waterproofing Contractors

9th July 2015

Newark Constructions
116 Essilia Street
Collaroy Plateau, NSW 2097

Certificate of Compliance for : 112 Wakehurst Parkway Narrabeen NSW 2101

AREAS APPLIED

Internal Wet Areas
Deck area

PRODUCT

Aquagard M
Aquagard M

"We hereby certify that the work carried out by us in accordance with the plans and specifications supplied to us and has been carried out in a proper and work like manner in accordance with BCA F1.7 (2011) – Waterproofing and Wet Areas, BCA A2.2 (2011) – Evidence of Suitability, AS/ANZ 2179 (1994) – Specification for rainwater goods, accessories and fasteners and with Australian standards No. AS3740-2010 and manufacturers specifications.

Jon Douglas
Director



Compliance Certificate



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 inspection body

This Document is issued in accordance with NATA's accreditation requirements Accredited for compliance with ISO/IEC 17020



Accreditation No. 13739

The manufacturer certifies that the windows and doors supplied to:

Newark Constructions

**Project : 112 Wakehurst Parkway
Elanora Heights NSW**

Delivered on: **December 2014**

have been manufactured to comply with the Australian Windows Standard **AS2047** and Glass Standard **AS1288** including human impact requirements as specified in the order , complies with Bal 19

Date

7.4.15

mp

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.A2010
Issued 03/2010

Premier Glass

licence No. 218462C ABN . 92256127190

CERTIFICATE OF COMPLIANCE FOR BUILDING (GLASS AND GLAZING)

To Newark Constructions

Date 07.05.2015

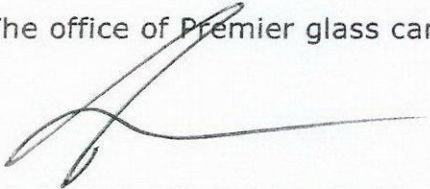
RE: Frameless glass on Balcony at Wakehurst Parkway site Narrabeen

Description

As is required by AS/NZS2208. EN14179-1 : 2005 The frameless glass balustrading on the Wakehurst Parkway facing ground level deck has been glazed with 12mm toughened and heat soaked safety glass.

All glass used meets, and exceeds the standard re as at the above date. All hardware has been approved for use.

The office of Premier glass can be contacted on 0414 647 634

A handwritten signature in black ink, appearing to read 'Darren Wardle', with a long horizontal stroke extending to the right.

Darren Wardle (Director)

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or
Subdivision Certificate

Development Application for _____
Name of Applicant _____
Address of site 112 Wakehurst Parkway Elanora Heights

Declaration made by geotechnical engineer on completion of the Development

I, Lachlan Taylor on behalf of Taylor Geotechnical Engineering Pty Limited
(Insert Name) (Trading or Company Name)

on this the 5 August 2015
certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 21 May 2010 referred to below.

Geotechnical Report Details:

Report Title: TGE21020 Geotechnical Investigation 112 Wakehurst Parkway Elanora Heights
Report Date: 20 May 2010
Author: Lachlan Taylor
Author's Company/Organisation: Taylor Geotechnical Engineering Pty Limited

☐ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.

☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.

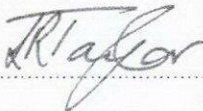
☐ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. _____ dated _____
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

Taylor Consulting – Structural Details Drawing No. 23114-1 dated 1 August 2014

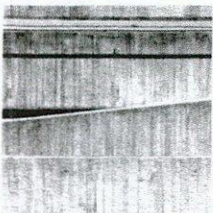
Signature 

Name LACHLAN TAYLOR

Chartered Professional Status MIEAust.CPEng. NPER

Membership No. 2145895

Company TAYLOR GEOTECHNICAL ENGINEERING PTY LIMITED



30 July 2015
Our Ref: DMS: 23114

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

Re: Stormwater Drainage System – 112 Wakehurst Parkway, Elanora Heights

This is to certify that an inspection was undertaken on the site stormwater drainage system as part of the complying development certificate, and advise that this system was generally in accordance with the approved design plan No. 23214-2. Nothing significant was observed during the course of the inspection to suggest that the general intent of the design had not been followed.

Note that the rainwater storage tank is to be installed as part of the development application works yet to be completed. The rainwater storage tank is to be located on the southern side of dwelling as per plan No. 23114-2, the downpipes from the dwelling are to be connected to the rainwater tank and overflow from the tank is to discharge to the site drainage system.

Note also that the stormwater connection to the kerb & gutter as per plan No. 23114-2 is to be installed as part of the development application works yet to be completed.

This construction appeared to meet accepted standards of engineering practice and Council's requirements.

This certification shall not be construed as relieving any other party of their responsibilities or contractual obligations.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E. Aust

