



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

12 April 2013

Our Ref: 103118

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1650

Dear Sir,

**Re: 156 Whale Beach Road, Whale Beach
Occupation Certificate**

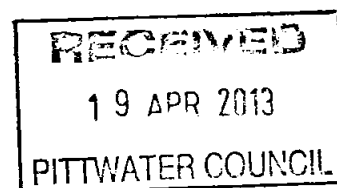
Please find attached a copy of our Occupation Certificate and relevant documentation in respect of the subject premises.

In accordance with the requirements of the Environmental Planning and Assessment Act a copy of all relevant information will be forwarded by us to Council within two (2) days of the date of determination.

We are pleased to have assisted in this matter and should you have any questions please do not hesitate to contact the undersigned.

Yours faithfully

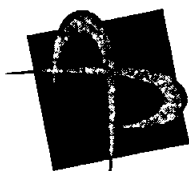
Anthony Protas
Anthony Protas Consulting Pty Ltd



\$36 REC: 339649 19/4/13

CONSTRUCTION CERTIFICATES • OCCUPATION CERTIFICATES • COMPLIANCE CERTIFICATES • BUILDING AUDITS • DESIGN ASSESSMENT • REGULATIONS ADVICE

Locked Bag 1001 Wareemba NSW 2046 Suite 1 104 William Street Five Dock NSW 2046 Ph 02 9715 5333 Fax 02 9715 5666
Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

COPY

Occupation Certificate

1. Details of the applicant

Mr ☐ Ms ☒ Mrs ☐ Dr ☐ Other

Susan Rothwell Architects

First name

Susan

Family name

Rothwell

Flat/street no.

38

Street name

Serpentine Road

Suburb or town

Greenwich

State

NSW

Postcode

2065

Daytime telephone

Fax

Mobile

Email

2. Details of the building

Flat/Street no.

156

Street name

Whale Beach Road

Suburb or town

Whale Beach

Postcode

2107

Description of the building or part of the building

Alterations & additions to existing dwelling plus pool

Lot no.

B

Section

DP/MPS no.

355059

Volume/folio

Development application or complying development certificate no.

385/09

3. Decision of the certifying authority

Type of certificate issued:

- ☐ an interim occupation certificate
☒ a final occupation certificate

Date of this decision

12 April 2013

4. Information attached to this decision

- ☐ The final fire safety certificate or an interim fire safety certificate (as relevant)
☒ Other relevant paperwork

Final occupation certificate

Anthony Protas

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 class **1a & 10b** building
- ☐ 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.

OC 3118/10

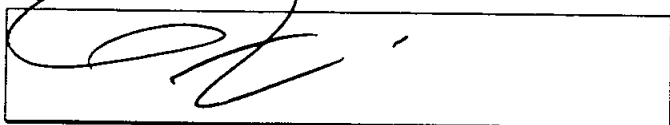
Date of the certificate

12 April 2013

Signature

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

Signature



Name

Anthony Protas

Flat/Street no.

Locked Bag 1001

Street name

Suburb or town

Wareemba

State

NSW

Postcode

2046

Telephone

9715 5333

Fax

9715 5666

If the certifier is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332

Anthony Protas Consulting Pty Ltd

A.B.N 37 079 830 756

BUILDING REGULATIONS CONSULTANTS

Suite 1, 104 William Street, Five Dock NSW 2046

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e-mail: mail@protas.net.au

web: www.protas.net.au

Construction Certificates

Occupation Certificates

Compliance Certificates

Building Audits

Design Assessment

Regulations Advice

INSPECTION REGISTER

Anthony Protas

Accreditation Number BPB0332 (Building Professionals Board)

DA No. 385/09

CC No. 3118/10

Address: 156 Whale Beach Rd, Whale Beach

Inspection	Date	Result	Inspected By
C/F Slab/Jerace	12/6/12	Cyfree to C/F	Q
L1 Slab/Jerace	28/6/12	Cyfree to C/F	Q
Frame	31/8/12	OK - Cyfree to C/F Steel.	Q
WAF	22/1/13	Location OK. Cyfree to C/F to be Certified.	Q
Slw Connection	22/1/13	OK.	Q
Pod Fence	22/1/13	OK.	Q
Final	11/4/13	OK.	Q

Ref: SY090580



CONSULTANTS

25 March 2013

Anthony Protas
Locked Bag 1001
WAREEMBA NSW 2046

Level 1, 24 Falcon Street
Crows Nest
NSW 2065

T 02 9438 5098
F 02 9438 5398

www.acor.com.au

PO Box 822
Crows Nest NSW 2065

Attn: Mr Anthony Protas

Dear Anthony,

**Re: 156 Whale Beach Road, Whale Beach
Final Engineering Certification**

ENGINEERS

MANAGERS

INFRASTRUCTURE
PLANNERS

DEVELOPMENT
CONSULTANTS

This is to certify that structural inspections were carried out during construction of this project by a practicing Structural Engineer in accordance with accepted engineering practice and principles.

At the time of each inspection, the work inspected generally conformed, in our opinion with the engineering drawings. Where minor corrections were required, written instructions were issued to the Builder for their correction.

Elements covered by this certificate include:

- Footings, foundations and retaining walls
- Concrete slabs on ground
- Suspended concrete columns, slabs, beams and stairs
- Timber wall, floor and roof framing
- Steel floor, wall and roof framing
- Drainage and stormwater management system

This certificate does not relieve the Builder or any other party of their responsibilities for the project.

Yours faithfully,

ACOR Consultants Pty Ltd

Chris Rowse
BE, MIEAust, CPEng
Director

CC PWG Constructions

130325_Final certification 156 Whale Beach Road.docx

Sydney | Brisbane | Broome | Central Coast | Newcastle | Western Sydney

ACOR Consultants Pty Ltd, ACN 079 306 246 ATF The ACOR Unit Trust ABN 26 522 454 721.



GOOD DAY
electrical and solar
www.goodday.net.au



P.O. Box 76
NARRABEEN NSW 2101

2 Ingleside Road
INGLESIDE NSW 2101

Phone: 9970 8002
Mobile: 0418 442 457

ABN: 80 821 363 728

21st March 2013

PWG Constructions
62 Edgecliffe Blvd,
Collaroy Plateau NSW 2097

Dear Paul,

RE: 156 Whale Beach Rd, Whale Beach

This letter is to verify that 4 x 240V smoke detectors with battery backup have been installed over 3 levels of the above mentioned premises and complies with current electrical rules as per the Building Code of Australia and AS3786 - 1993 (Smoke Alarms).

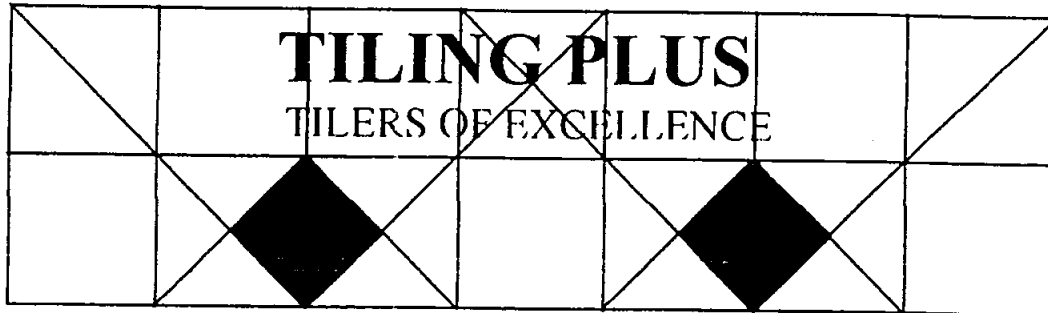
Installation and wiring of same are to approved wiring rules complying with S.A.A. Wiring Standards Australia (C399).

Should you require any further information please do not hesitate to contact me on 0418 442 457.

Yours Sincerely,
GOOD DAY ELECTRICAL SERVICE

A handwritten signature in cursive script that reads "Steve Samus".

STEVE SAMUS
Licence No: EC41233



Opus Tesserae pty t/as Tiling Plus
POSTAL ADDRESS: 15 Moorefield Avenue Hunters Hill NSW 2110
PHONE : 0414 55 8818 Email kevbilbs@y7mail.com
GOLD LICENCE NO. : 67985C

Tiling and Waterproofing Guarantee

To
Pwg Construction
Re 156 whale beach road
Palm Beach

Tiling Plus Will guarantee the workmanship of the waterproofing and tiling in the bathrooms and balconys which has been done to AS 3958.1-1991 and AS 3740- 1994 for a period of 7 years.

The above works were carried out at the above address on
22/1/13

Yours Faithfully

Kevin Bilbie

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 <u>Mr & Mrs Rothery C/- Susan Rothwell architects Pty Ltd</u>	Name of Applicant
Address of site <u>156 Whale Beach Road, Whale Beach, NSW</u>	

Declaration made by geotechnical engineer on completion of the Development

I, Daniel Bliss on behalf of JK Geotechnics
(Insert Name) (Trading or Company Name)

on this the 12 April 2013
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 16 September 2009 referred to below.

Geotechnical Report Details:

Report Title: <u>Geotechnical Assessment for Proposed Alterations and Additions at 156 Whale Beach Road, Whale Beach, NSW</u> <u>Geotechnical Assessment of Section 96 Development, 156 Whale Beach Road, Whale Beach, NSW</u>	
Report Date: <u>16 September 2009 and 28 November 2012</u>	Report Ref No: <u>22900LBprt and 22900LB3let</u>
Author: <u>Daniel Bliss</u>	
Author's Company/Organisation: <u>Jeffery and Katauskas Pty Ltd and JK Geotechnics</u>	

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

We/I have inspected and/or are/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, to the extent as detailed in JK Geotechnics letter dated 12 April 2013 (Ref: 22900LB3let2)

We/I have inspected the site during construction and to the best of my/our knowledge, we are/I am satisfied that the development advised to us as detailed within our reports, which we understand is referred to in the development consent D.A. _____ dated _____

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), to the extent as detailed in JK Geotechnics letter dated 12 April 2013 (Ref: 22900LB3let2).

We are/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 as indicated in the Report.

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

Architectural drawings by Susan Rothwell Architects Pty Ltd, Job No. SRWB(2), Drawing Nos 100/E, 101/G, 102/J, 103/K, 104/F, 105/G and 106/D, dated October 2012.
Structural drawings by Acor Consultants, Project No. SY09 0580, Drawing Nos S1.00, S2.00, S2.05, S3.00, S3.05, S4.00 and S5.00, Issue C, dated 28 May 2010.

Ongoing maintenance as listed in JK Geotechnics letter dated 12 April 2013 (Ref: 22900LB3let2)

Signature
Name
Chartered Professional Status
Membership No.
Company


Daniel Bliss
MIEAust; CPEng
969495
JK Geotechnics

This form must be read in conjunction with JK Geotechnics letter dated 12 April 2013 (Ref: 22900LBelet2)

12 April 2013
Ref No 22900LB3let2

Mr & Mrs Rothery
C/- Susan Rothwell Architects Pty Ltd
6 Goodchap Street
SURRY HILLS NSW 2010

JK Geotechnics
GEOTECHNICAL & ENVIRONMENTAL ENGINEERS

PO Box 976, North Ryde BC NSW 1670
115 Wicks Rd, Macquarie Park NSW 2113
Tel: 02 9888 5000 Fax: 02 9888 5001
www.jkgeotechnics.com.au

ATTENTION: Mr Alan Kempster

Dear Sir

GEOTECHNICAL INSPECTIONS
PROPOSED ALTERATIONS AND ADDITIONS
156 WHALE BEACH ROAD, WHALE BEACH, NSW

Jeffery and Katauskas Pty Ltd (now trading as JK Geotechnics) completed a geotechnical assessment for proposed alterations and additions to the above site as detailed in our report dated 16 September 2009 (ref: 22900LB1rpt). Following that report the first stage of the development involved the construction of a new swimming pool to the north-east of the house, with geotechnical inspections carried out during those works. The structural drawings for the project were reviewed and Form 2 issued as detailed in our letter report dated 26 July 2010 (Ref: 22900LB1let).

Following construction of the swimming pool the nature of the proposed alterations and additions to the existing house were revised and the revised architectural drawings were reviewed and a site visit made as detailed in our letter dated 28 November 2012 (Ref: 22900LB3let). No revised structural drawings for the proposed house were provided to us.

Geotechnical Inspections

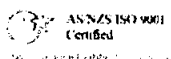
During construction of the swimming pool to the north-east of the house the following items were inspected by ourselves:

- Excavation faces within the sandstone.
- Footing excavations for the pool and for the new columns to support the extension of the terraces on the north-eastern side of the house.

Footing excavations for the retaining walls next to the pool, subsoil drainage behind the retaining walls or the backfill material behind the retaining walls were not inspected by ourselves. Similarly, we have not been supplied with any records of compaction testing of the backfill behind the retaining walls.

A site inspection was carried out on 11 April 2013 at the end of construction to assess if there were any outstanding geotechnical issues that limited the issue of Pittwater Council Form 3. The following issues were identified that had not been inspected by ourselves during construction:

- New landscaping retaining walls constructed to the north-west of the house, comprising a sandstone block wall and a timber sleeper wall. These walls were a maximum of about 0.85m high. These walls are not shown on the latest architectural drawings provided to us (drawing by Susan Rothwell Architects Pty Ltd, Job No. SRWB(2), Drawing Nos 100/E, 101/G, 102/J, 103/K, 104/F, 105/G and 106/D, dated October 2012) or on the structural drawings by



22900LB3let2

Jeffery & Katauskas Pty Ltd, trading as JK Geotechnics ABN 17 003 550 801

Page 1 of 3

- Acor Consultants provided to us and no geotechnical inspections of the footings for these walls the subsoil drainage or the backfill were commissioned.
- The free standing masonry wall between the western corner of the house and the north-western boundary had been constructed and no geotechnical inspection of the footing excavations was carried out by ourselves. The site foreman, Mr Daniel O'Neill of PWG Constructions, advised that the wall is supported on a footing founded within the sandstone.
 - The subgrade preparation works below the new on-grade extended terrace on the north-eastern side of the house was not inspected by ourselves.
 - An unsupported excavation on the south-eastern boundary of the site. This cut face was near vertical and was about 1m to 1.4m high. The cut face extended for a length of about 5m. The cut had exposed soils for about the top 0.5m and then banded sandstone ranging from extremely low strength to low strength with some clay bands. It appeared that the excavation had been carried out to accommodate new air conditioning units attached to the house. Either side of this vertical cut was the steep batter covered with wire as previously identified during our geotechnical risk assessment report. Mr O'Neill advised that it is proposed to construct a new retaining wall along the south-eastern boundary to support the vertical cut and the steep batter either side and these works are planned to be carried out in the next few weeks.
 - We have not been supplied with any records of testing of the existing stormwater, sewer and water pipes.

Geotechnical Assessment and Council Form 3

Based on our inspections and our recent site visit on 11 April 2013 there are several items that were not inspected during construction at the site. The footings for the major additional structure of the swimming pool were inspected, but some low height landscaped retaining walls were constructed without geotechnical inspections and a vertical unsupported excavation is still present along the south-eastern boundary.

As the main intent of the completion of Pittwater Council Form 3 is that the site meets "Acceptable Risk Management" we have assessed the risk of the hazards of the works not inspected by ourselves, namely the landscaping retaining walls constructed without inspection and the cut on the south-eastern boundary. We consider that the geotechnical risk to both property and life for these hazards would be "acceptable" in accordance with Pittwater Council's policy. Therefore, attached is our completed Pittwater Council Form 3.

Even with the completion of Form 3, the proposed retaining wall along the south-eastern boundary should still be constructed as soon as possible to support the vertical cut face.

The completed Form 3 does not relieve the builder of their responsibility to produce the completed development in accordance with the relevant design drawings, construction codes, the geotechnical assessment, etc. We cannot be held responsible for the work of the builder nor items where geotechnical inspections were not organised at the appropriate time. In preparing our assessment we have assumed that construction has been carried out in accordance with the structural drawings and normal construction standards. In addition, we have assumed that the existing stormwater, sewer and water pipes are in good working order and no leaks are present.

Ongoing Maintenance

As detailed within our previous geotechnical assessment report, the current and future owners of the property should be aware of the following ongoing site maintenance responsibilities in relation to geotechnical aspects:

- All surface (including roof) and subsurface drains must be subject to ongoing and regular maintenance by the property owners.
- No cut or fill in excess of 0.5m (e.g. for landscaping, buried pipes, retaining walls, etc.) is to be carried out without prior written consent from Pittwater Council.
- The design life for the structural elements is to be nominated by the structural engineer and where the design life is less than 100 years, structural inspections must be carried out at the end of the design life and a report provided detailing any remedial measures required to extend the design life over the remainder of the 100 year period.

Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully
For and on behalf of
JK GEOTECHNICS



Daniel Bliss
Senior Associate

Encl: Pittwater Council Form 3

Planning For Bushfire Protection Pty Ltd



ABN: 146 408 654 30
Ronald Coffey
(02) 9997 5797 – 0498 691 587
1 Melaleuca Place, Warriewood
Sydney NSW 2102
Email: ron.coffey@bigpond.com
Web: www.bushfireconsultants.com.au

Reference: 771
4/04/2013

Subject:

Bushfire Mitigation: Certification of materials, methods of construction and asset protection zone requirements for the development of alterations and additions at No 156 Whale Beach Road, Whale Beach in accordance with the conditions of consent imposed by Pittwater Council

Reference:

Address: No 156 Whale Beach Road, Whale Beach
Development Application No: NO385/09
NSW Rural Fire Service advice: Reference DA09100163675 SF

Development Application No: NO385/09, consent condition No B5, requires that the development of alterations and additions at No 156 Whale Beach Road, Whale Beach shall be constructed in accordance with NSW Rural Fire Service recommendations and advice: Reference DA09100163675 SF.

I have inspected the recently completed development and I have read and understand condition of consent imposed by Pittwater Council and the NSW Rural Fire Service recommendations and advice: Reference DA09100163675 SF.

This is to certify that the development has been constructed in accordance with these conditions and the landscaping of the entire site, where not built on, conforms to the design criteria for the Inner Protection Area requirements of Planning for Bushfire Protection 2006.

Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
Grad Cert Fire Safety Engineer [UWS - 2003]
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]
Member - Institute of Fire Engineers
Member - Fire Protection Association Australia



Planning for Bushfire Protection P/L
Fire Protection Association of Australia
BPAD-A Certified Practitioner/Certified Business
Certification No BPD-PA09328
02 9997 5797 - 0498 691 587