

POSTED
P2310114D

BUILDING CERTIFIERS
form

RECEIVED
- 7 NOV 2014
PITTWATER COUNCIL

FINAL OCCUPATION CERTIFICATE

Date Application Received	09-09-2013		
Council	Pittwater	DA Number	N0161/13
Occupation Certificate No.	2014-254	Date Approved	21-10-14
CC No.	2013-221	Date Approved	17-09-13
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Heidi Middleton & Nicholas Plowman		Contact Number 0418 888 468
Address	136 Pacific Road, Palm Beach NSW 2108		
OWNER DETAILS			
Name	Heidi Middleton & Nicholas Plowman		
Address	136 Pacific Road, Palm Beach NSW 2108		
DEVELOPMENT DETAILS			
Subject Land	136 Pacific Road, Palm Beach NSW 2108	Lot No.	12B DP 13374
Description of Development	Alterations and additions to an existing dwelling		
Class of Building	1a	Value of Work	\$300,000.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection Reports, Builders Glazing to BAL 12.5, Structural Engineers, Form 3 Geotech, Termite, Smoke Detector, Waterproofing.		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Construction Certificate	12-09-13		
Slab Stairs – prior to pour	04-03-14		
Timber Frame – prior to lining	04-03-14		
Waterproofing – wet areas	16-10-13		
	11-03-14		
Final Inspection – issue of Occupation Certificate	20-05-14		
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 Development Application is in force for the building, (c) a current Construction Certificate has been issued for the building in respect to the plans and specifications for the building, (d) the building is suitable for its use under the Building Code of Australia, and (e) all the prescribed conditions of development consent have been satisfied. Signed: <i>Craig Formosa</i> Date: 21-10-2014 PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board			

836 REC: 36796 7/11/14.

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

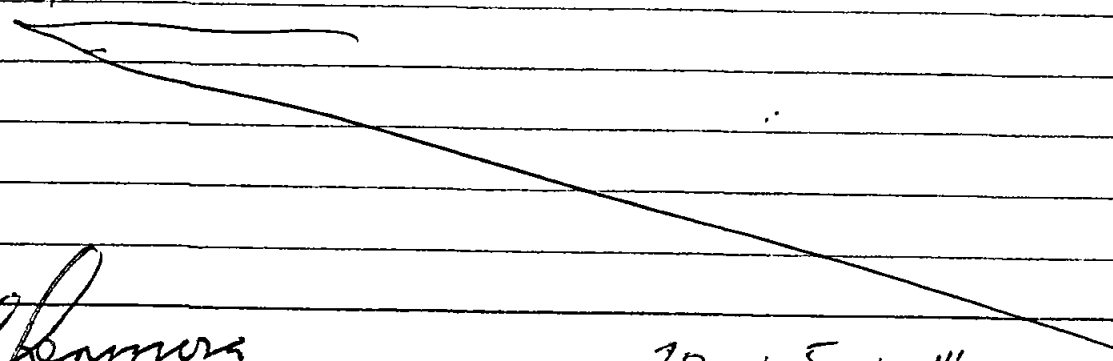
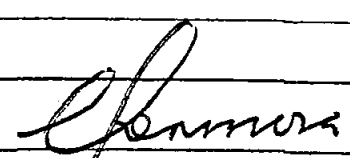
INSPECTION REPORT 5753

☐ Owner ☐ Applicant ☒ Builder ☐ Other _____	
Name <u>CONTEMPORARY BUILDERS-MARK</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>136 PACIFIC RD, PALM BEACH</u>	
INSPECTION TYPE	
<u>SLAB-STAIRS, FRAMING</u>	
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	
<u>- STEEL REINFORCEMENT IN PLACE FOR STAIRS</u> <u>- FRAMING ALL DONE SATISFACTORY</u> <u>- ENGINEER HAS INSPECTED & TO PROVIDE REPORT</u>	
<u>1714.</u> <u>14 1 3 120 14</u> Date	

INSPECTION REPORT

☐ Owner	☐ Applicant	☒ Builder	☐ Other
Name <u>Mark P Contemporary building</u>		Tel/Email	
PROPERTY ADDRESS			
<u>136 Pacific Road Palm Beach.</u>			
INSPECTION TYPE			
<u>Water proofing</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			
<u>- WP to showe satisfactory, water stop angle provided.</u>			
<u>- Provide a certificate from waterproofer.</u>			
Accredited Certifier - BPB <u>0124</u>		Date <u>11 / 3 / 2014.</u>	

INSPECTION REPORT

☐ Owner ☐ Applicant ☒ Builder ☐ Other _____	
Name <u>Mark Thompson Contemporary Builders</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>136 Pacific Road, Palm Beach</u>	
INSPECTION TYPE	
<u>Final.</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	
- Builder to issue certificates for glazing, waterproofing, white ant protection, Electrical + Engineers report. - Had wired smoke detectors installed to all levels. - Metal fence installed to existing terrace. - upper floor bedroom windows are all fixed non-operable windows. - Works completed satisfactory and in accordance to BAL 12.5 - Continuous handrails installed to stairwells - Form 3 to be issued by Geotechnical Engineer - Builder to issue PCA letter of compliance for Basix requirements - All council infrastructure appears free from any damage as a result of works.	
	
 Accredited Certifier - BPB <u>0124</u>	<u>20 / 5 / 2014</u> Date



Contemporary Builders

GLAZING CERTIFICATION

PROJECT DETAILS

Date: 17th September 2014

Site Address: 136 Pacific Rd Palm Beach

Builders Name: Contemporary Builders PTY LTD

Development Consent No. DA No: N0161/13

Construction Certificate No. CC0272/13

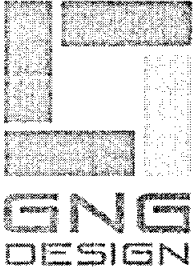
I hereby certify that the glazing for windows, doors and glazing panels, has been designed and installed in accordance with Part 3.6 of Volume 2 of the Building Code of Australia, AS 2047-1999 "Windows in buildings – Selection and Installation" and/or AS 1288-2006 "Glass in buildings – Selection and Installation".

Visibility markings as required on glazing by Part 3.6.4.6 of the Building Code of Australia have been provided.

Glazing complies with BAL 12.5 requirements

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Mark Thompson



CERTIFICATE OF STRUCTURAL ADEQUACY

Alterations 136 Pacific Rd, Palm Beach Structural

I hereby certify that I am a practising structural engineer, that I am a corporate member of the Institution of Engineers Australia in the fields of civil and structural engineering and that I am listed on the National Professional Engineers Register Section 3 (NPER-3) under the categories of Civil and Structural Engineering.

The site has been inspected under my supervision on September 16, 2013, February 28, 2014 and other supporting documentation provided, and I am satisfied that the works listed below are structurally adequate, as defined in the relevant Australian Standards listed, and have been carried out with the intent of the drawings noted.

This certificate is limited to the specific items mentioned above and makes no statement concerning the general adequacy of other elements on the site.

Works: Structural steel lintel supporting new masonry up stairs to upper bedroom, topping slab to upper bedroom, steel support struts to existing steel beams supporting cantilevered slab in upper bedroom, new steel roof beams in upper bedroom, new steel lintel for double doors in upper bedroom, new reinforced concrete stairs from kitchen to dressing room (old garage), new roof framing in upper bedroom.

Standards: AS 1170 (Structural actions)
AS1684 (Residential timber framed construction)
AS2870 (Residential slabs and footings)
AS3600 (Concrete structures)
AS 4100 (Steel structures)

Drawings and instructions: **GNG Design** drawings 12.051-1_A, 2_A, 3_A, 4_A, 5_A 6_A, 7_A, 8_A, 9_A, dated 30.08.2013; email of strut detail dated September 16 2013; email dated September 25, 2013 - GNGDesign to Client regarding upper bedroom roof beam sizes.

A handwritten signature in black ink that reads 'Glenn Grice'.

Glenn Grice
BE(Hons), MSc, MIEAust,
C.P.Eng (Reg - NPER3)

July 16, 2014
Ref: 12.051-C01

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	136 PACIFIC ROAD PALM BEACH

Declaration made by geotechnical engineer on completion of the Development

I, PETER THOMPSON on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 4/09/2014

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 the organisation/company a current professional indemnity policy of at least \$2million; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITIONS AND ALTERATIONS AT 136 PACIFIC ROAD PALM BEACH
Report Date: 15/05/13
Author : BEN WHITE
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

- ☒ 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 17/07/2013.

D.A. No N0161/13 Date consent given 17/07/2013.

☒ has been constructed in accordance with the intent of the Geotechnical Report, and 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.

--

Signature	<u>Peter Thompson</u>
Name	<u>PETER THOMPSON</u>
Chartered Professional Status	<u>MIE Aust CPEng</u>
Membership No.	<u>146800</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>

COMPLIANCE CERTIFICATE

Address: **No. 136 Pacific Road, Palm Beach**

Lot Number

Builder: **Contemporary Builders**

Home Owner:

Date of Final Inspection: **23rd/9/14**

Termite Management System used:.

Visual inspection zone

.....
.....

Our company has inspected the Termite Management System used at above address and we confirmed the following:

- First floor addition
- AS3660.1 – 2000 (*visual inspection zone*)

Yours faithfully

Name; **Fergus Bermingham**

Company; **Design Pest Solutions P/L**

Date; **28th/09/14**

State Licence No: **15-100387-001**

Insurance Termite Accreditation No: **8850**

TKG

ELECTRICAL CONTRACTOR

T&L Garner Pty Ltd
ABN: 65 156 191 990
Lic #: 194750C
Po Box 1015
Mona Vale 1660

26/09/2014

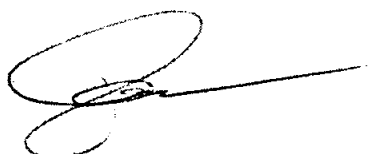
To Whom It May Concern:

RE: 136 Pacific Rd, Palm Beach.

I, Trent Garner hereby certify that all electrical work carried out by TKG Electrical Contractor, on the above mentioned address has been installed in accordance with AS/NZS 3000:2007 wiring rules and local supply authority.

All smoke detectors in the above mentioned address have been installed to Australian Standards AS3786-1993 Smoke Alarms and BCA 3.7.2

Inspected by



Trent Garner
TKG Electrical Contractor
Contractor Licence No: 194750C



Contemporary Builders

Installation Certification for waterproofing of Wet Areas

PROJECT DETAILS

Date: 15th September 2014

Site Address: 136 Pacific Rd Palm Beach

Builders Name: Contemporary Builders PTY LTD

Development Consent No. DA: N0161/13

Construction Certificate No. CC0272/13

INSTALLATION DETAILS

Installers Name: Mark Thompson

Builders Lic No. 229453C

Contact Number: 0412 585 892

Material Used: Aldridge, HPM - Megaflex

Scope of Works: Main bedroom and bathroom

I certify that the wet areas listed above have been installed to comply with the requirements of the Building Code of Australia and AS 3740

Waterproofing of wet areas at the above address.

Mark Thompson