

16 APR 2010

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam

Development Consent No N0157/08
Construction Certificate No 2008/2904

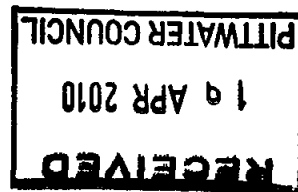
For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2008/2904
- 2 A cheque for \$30 00 being Council's administration fee to accept the above **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



Determination of a Final Occupation Certificate Application

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

Final Occupation Certificate No: 2008/2904

Land to which this certificate applies

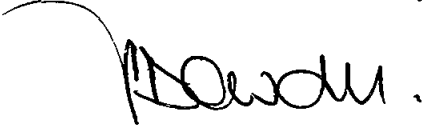
Address 62 Pacific Road, Palm Beach

Lot No 4 DP No 13780

I approve the issuing of this Final Occupation Certificate and certify that

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979**
- **Current Development Consent No N0157/08 is in force for this development**
- **Construction Certificate No 2008/2904 has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling**
- **The building is completed in accordance with its classification under the Building Code of Australia**
- **A BASIX completion receipt has been issued for this development**
- **Refer to the attached Schedule of all critical stage inspections**

Determination date 16 APR 2010


Tom Bowden
Accredited Certifier – Accreditation No BPB0042

**Schedule of critical stage inspections carried out or missed by the Principal
Certifying Authority** (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations
1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Commencement of building works	Inspected	15/08/2008
Excavation for footings	n/a	n/a
Prior to pouring of any in-situ reinforced concrete	n/a	n/a
Prior to the covering of any framework	Inspected	14/11/2008
Prior to covering waterproofing in any wet area	Inspected	14/11/2008
Prior to covering any stormwater drainage connections	Inspected	30/10/2009
Other required inspections	n/a	n/a
Final Inspection	Inspected	30/10/2009

**Schedule of Compliance Certificates or other documentary evidence relied upon
to issue the Final Occupation Certificate**

Smoke Alarms	Certificate of installation issued by Mark Stanford, Licence no 141214C, dated 29 November 2009
BASIX Compliance Statement	Issued by Platinum Constructions & Consulting Pty Ltd dated 11 December 2009
Structural Engineers Certification	Issued by Northern Beaches Consulting Engineers Pty Ltd dated 1 December 2009
Waterproofing Certificate	Issued by Applied Waterproofing Services dated 15 November 2008

BASIX Completion Receipt

Receipt no CR-1260938703360-A31812

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 Wednesday 16/12/2009



Principal certifying authority

Name	Tom Bowden
Accreditation scheme	BPB
Accreditation number	0042

Final Occupation Certificate

Date of determination	Wednesday 16/12/2009
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BASIX Certificate details

BASIX Certificate no	A31812
Project name	62 Pacific Pde Palm Beach
Street address	62 Pacific OTHER
Suburb	Palm Beach
Postcode	2108
Local Government Area	Pittwater Council

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area *Pittwater* Date of Inspection *14/11/08*
 Address *62 Pacific Road Palm Beach*
 DA No *No 157/08* CC No *2008/2904* CDC No
 Requested by *Warwick* Ph No *00414 187 656*

Critical Stage Inspections

- | | | |
|--|--|---|
| ☐ Site Assessment - Pre CC/ CDC Issue | ☐ Footings and Excavation | ☒ Waterproofing |
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☒ Roof Framing | ☐ Photographic record |
| ☐ Other (specify) | | |

☒ An inspection of *roof framing & waterproofing* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$_____ will be charged which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT

Roof framing and waterproofing satisfactory

Signed

A. Barlow
Accredited Building Surveyor

Accreditation No

BPB00015

Date

14/11/08



DIRECTORS
Stewart McGeady Pick Wray

Structural Certificate

Date 1st December 2009 Job No 080630
Builder Platinum Constructions Engineer SM

Site 62 Pacific Road, Palm Beach

Northern Beaches Consulting Engineers P/L inspected the additions and alterations to the above building during construction

We hereby certify that the construction of the reinforcement to the entry slab stair, the roof structure to the Level 1 balcony and the triple 150 UC's to the underside of the ground floor slab, as detailed on the structural plans by Northern Beaches Consulting Engineers P/L (Job No 080630), is generally in accordance with the above mentioned drawings and site instructions issued during construction and Australian Standards AS 3600, AS 1170.1, AS 4100 and AS 1684

We reserve the right to waive any responsibility for the certification of any structural or other elements that have not been detailed on our drawings or have not been inspected by the companies' representatives

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required

NORTHERN BEACHES CONSULTING ENGINEERS P/L

Stewart McGeady
BE UNW MIEAust Director

X:\ENG\NBC\2008\080630\SC001.doc



11 December 2009

Tom Bowden
Insight Certifiers

Dear Tom,

This is a certificate stating as the appointed builder for **62 Pacific Road, Palm Beach**, I wish to confirm that all BASIX commitments in BASIX Certificate no A31812 have been satisfied

If you have any questions regarding to certificate please don't hesitate to contact me via email

Regards,

A handwritten signature in black ink, appearing to read "Warwick Porteous". The signature is fluid and cursive, with a long horizontal stroke at the end.

Warwick Porteous
Director

PO Box 491 Narrabeen NSW 2101
EMAIL w.porteous@bigpond.com
MOB 0414 187 656 **FAX** (02) 9982 8162 **ACN** 113 569 467 **ABN** 81 113 569 467



**APPLIED
WATERPROOFING
SERVICES**

P O Box 369
Camperdown 1450
ABN 99 538 467 749
LIC NO 115078C

WARRANTY

Workmanship and Application Warranty

To PLATINUM CONSTRUCTIONS
P O BOX 491 NARRABEEN 2101 N S W.
We APPLIED WATERPROOFING SERVICES (hereinafter called THE APPLICATOR)
of P O BOX 369 CAMPERDOWN N S W
having completed our contract on 62 PACIFIC ROAD PALM BEACH
N S W
with the DURATECH INDUSTRIES PRODUCTS TO ONE BATHROOM -

hereby undertake that we will rectify at our own cost any deficiency in performance of the process resulting from defective workmanship, on the part of the Applicator in carrying out the process which occurs within the period of SEVEN (7) years from the 10th day of NOVEMBER 20 08

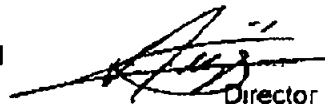
The process has been carried out in accordance with the manufacturer's current specification for such process to obtain the performance claimed by the manufacturer for that process and this warranty is to be read in conjunction with the product warranty. All applications of membrane in accordance with Australian Standard 3740

The Applicator's liability under this warranty is subject to the following terms and conditions -

- 1 This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract between the applicator and the client for the performance of the process are not complied with
- 2 This warranty shall be void and of no effect and the Applicator shall have no liability in respect of any deficiency if the Applicator is not given notice in writing of the alleged deficiency within seven days of the discovery of the alleged deficiency (time being of the essence)
- 3 In the event of liability being established pursuant to this warranty the Applicator shall repair the deficiency subject to the Clause 4 below PROVIDED that the Applicator shall be entitled to be reimbursed by the client for all expenses incurred in investigating any alleged deficiency if the Applicator liability to repair the deficiency pursuant to this warranty is not established
- 4 Should liability be established for a deficiency which occurs during the warranty period repairs will be effected and replacement materials supplied at a discount which bears the same ratio to the then current price as that period of the warranty period remaining after notification of the deficiency bears to the full warranty period

- 5 The Applicator does not warrant that any repair work carried out pursuant to the terms of this warranty shall exactly match the existing process in respect of colour and texture (Membrane & tiles)
- 6 All other warranties, guarantees or conditions of whatsoever nature relating to the process whether expressed or implied are hereby expressly excluded except within Australia to the extent that such exclusion is expressly prohibited pursuant to the following
 - i) The Trade Practices Act 1974 (as amended) of Australia
 - ii) The various statutes of the States and Territories of Australia
- 7 There shall be no liability pursuant to this warranty for any deficiency caused by the act of God exceptional weather conditions, fire, war, riots, civil commotion, vandalism, nuclear explosion and/or fallout, damage caused by objects dropping or falling from aeroplanes or other airborne devices or other forms of destruction or faults including but not restricted to fusion and short circuits, negligence or wilful damage by the main contractor, owner and/or occupier of the building and/or visitors to the building on which the process has been carried out and any criminal act or illegal act or any consequential damage
- 8 There shall be no liability on the part of the Applicator for any deficiency of the processes resulting from physical damage by point loads, defects in the structure or mechanical causes, spillage of any substance onto the surface however caused during construction work or thereafter or arising from any natural or unnatural disturbance of the structure
- 9 This warranty is null and void if any work is carried out on the waterproof material without prior written consent of the Applicator or if there is a change in the use of the building from that for which it was designed at the time of forming the Applicator's contract which affects the performance of the process
- 10 The word "process" used in this document means "application of the waterproof material"
- 11 The benefit of this warranty is not assignable without the prior written consent of the Applicator

Signed


Director

Dated

15/11/2008

CERTIFICATE OF COMPLIANCE -
ELECTRICAL WORK

CERTIFICATE NO 0523758

CUSTOMER DETAILS

Name Estimote Constructions

Site Address 62 Pacific Rd Palm Beach

Cross Street Postcode

Telephone Contact

Meter No

NMI (if applicable)

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	☒ Residential	☐ Commercial	☐ Industrial	☐ Rural	☐ Other
Special Conditions	☐ over 100 amps	☐ High Voltage	☐ Hazardous Area	☐ Generator	☐ Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

☐ New Installation	☐ Network connection or metering
☒ Additions or alterations to a switchboard or associated equipment	☐ Defect Rectification No

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice
If insufficient space attach separate sheets

EQUIPMENT	RATING	No	PARTICULARS OF WORK
☐ Switchboards			
☐ Circuits			
☒ Lighting	10A		installed 3 Looped smoke detectors
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph		—	☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by [Signature] Licence No 141214C

TEST REPORT Indicate the relevant tests and checks that have been performed on the work
If test records are provided attach as separate sheets

☐ Earthing system integrity Ω	☒ Residual current device operation
☐ Insulation resistance MΩ	☒ Visual check that installation is suitable for connection to supply
☐ Polarity	☐ Stand alone power system complies with AS 4509
☐ Correct circuit connections	☐ Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use

Name Mark Stanford Licence No 141214C

Signature [Signature] Date of Testing 20/2/09

CERTIFICATION I, the Electrical Contractor give notice to the Customer and Energy Australia
(Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name Mark Stanford Licence No 141214C

Signature [Signature] Date of Notice 29/11/09

Address 20 Bellara Ave Narrabeen Telephone No or Other Contact 0403833516

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by Date

Comments

11 Jan 2010

11 January 2010

Tom Bowden
Insight Certifiers

Dear Tom,

This is a certificate stating as the appointed builder for **62 Pacific Road, Palm Beach**, I wish to confirm that there were no changes to the storm water on the site. All storm water remained as per the storm water management plan which was diagram of the existing services. Therefore there was no inspection required.

If you have any questions regarding to certificate please don't hesitate to contact me via email.

Regards,



Warwick Porteous
Director

PO Box 491 Narrabeen NSW 2101
EMAIL w.porteous@bigpond.com
MOB 0414 187 656 **FAX** (02) 9982 8162 **ACN** 113 569 467 **ABN** 81 113 569 467