

COUNCIL COPY

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS

ACN : 100386650

ABN : 84100386650



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☐ Level 1, 405 Hume Hwy, Liverpool 2170

Telephone: (02) 9612-5000 ☐ Facsimile: (02) 9612-5050

RECEIVED

75 MAY 2011

PITTWATER COUNCIL

CERT. NO:

FINAL OCCUPATION CERTIFICATE

CC2011-01089

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

COUNCIL

PITTWATER

APPLICANT

Name

Momentum Mortgages

Address

C/- PO Box 1791, PORT MACQUARIE 2444

Contact no (telephone/fax)

0412 652 557

OWNER

Name

Momentum Mortgages

Address

C/- PO Box 1791, PORT MACQUARIE

Contact no (telephone/fax)

0412 652 557

SUBJECT LAND

Address

118 Prince Alfred Parade, NEWPORT 2106

Lot No 32

DP - 13457

APPROVAL DETAILS

D.A No.

292/10

D.A Approval Date

25/02/2011

CC No

CC2011-01089

Date of CC Approval

28/04/2011

Issued by

Essential Certifiers Liverpool

Essential Certifiers Liverpool Certificate No. CC2011-01089

330 REC. 301961 25/5/11

WORKS APPROVED

Description	Person lift to house
Classification	1a

DETERMINATION

Type of Certificate	Final
Decision	Approved
Date of Decision	23/05/2011

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

ACCREDITATION BODY

BUILDING PROFESSIONALS BOARD
10 Valentine Street, Parramatta NSW 2150

CERTIFICATE

This is to certify that :

I have been appointed as the Principal Certifying Authority under S109E.

I have taken into consideration the health and safety of the occupants of the building.

A Development Consent/Complying Development Certificate is in force with respect to the building.

A Construction Certificate/Complying Development 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.

Where required, a final Fire Safety Certificate has been issued for the building.

Where required, a report from the Commissioner of Fire Brigades has been considered.

Essential Certifiers Liverpool Certificate No. CC2011-01089

FINAL REPORT

The Accredited Certifier certifies that the subject stages of construction were inspected and found to be satisfactory and the development is completed in accordance with the approved plans and specifications and Council's Development Consent conditions if applicable.

Date	Inspection	Inspected by
27/04/11	Pre CC Site Inspection	Chris Manzi
04/05/11	Final Inspection	Stephen Murray
17/05/11	Final OC Completion	Chris Manzi

CERTIFICATES RELIED UPON

- Record of Inspection by Essential Certifiers for Pre CC Site dated 27/4/11
- Record of Inspection by Essential Certifiers for Final dated 4/5/11
- Record of Inspection by Essential Certifiers for Final OC Completion dated 17/5/11
- \$30.00 Cheque for Council Submission Fee
- Smoke Alarm Certificate by Electratek dated 2/5/11
- Structural Certificate by Burgess Arnott & Grava dated 4/7/07
- Lift Installments Certificate by Home Elevators dated 5/4/11
- Sound Power Level Rating Report by Day Design dated 19/12/07

CERTIFYING AUTHORITY

Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

SIGNED:



Essential Certifiers Liverpool Certificate No. CC2011-01089



RECORD OF INSPECTION

CCNo: CC2011-01089
COUNCIL: PITTWATER

Type of Inspection Pre CC Site Inspection
Date of Inspection 27/04/2011
Applicant Name Momentum Mortgages
Owner Name Momentum Mortgages
Builder Name Freestyle Homes

SUBJECT LAND

Address 118 Prince Alfred Parade, NEWPORT 2106

COUNCIL'S D/A CONSENT

Development Consent No 292/10
D.A Approval Date 25/02/2011

CONSTRUCTION CERTIFICATE DETERMINATION

Decision Approved
Date of Decision 28/04/2011

RESULT OF INSPECTION

Result Satisfactory
Re Inspection Required No

CERTIFYING AUTHORITY

Name of Certifying Authority Essential Certifiers Liverpool
Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

Signature

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS

ACN : 100386650

ABN : 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☐ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone: (02) 9612-5000 ☐ Facsimile: (02) 9612-5050

RECORD OF INSPECTION

CLIENT COPY

CCNo:

CC2011-01089

COUNCIL:

PITTWATER

Type of Inspection

Final Inspection

Date of Inspection

4/05/2011

Applicant Name

Momentum Mortgages

Owner Name

Momentum Mortgages

Builder Name

Freestyle Homes

SUBJECT LAND

Address

118 Prince Alfred Parade, NEWPORT 2106

COUNCIL'S D/A CONSENT

Development Consent No

292/10

D.A Approval Date

25/02/2011

CONSTRUCTION CERTIFICATE DETERMINATION

Decision

Approved

Date of Decision

28/04/2011

RESULT OF INSPECTION

Result

Satisfactory

FOR LIFT ONLY.

Re Inspection Required

No

CERTIFYING AUTHORITY

Name of Certifying Authority

Essential Certifiers Liverpool

Name of Accredited Certifier

Stephen Murray

Accreditation No

BPB0282

Essential Certifiers Liverpool Certificate No. CC2011-01089



RECORD OF INSPECTION

CCNo: CC2011-01089
COUNCIL: PITTWATER

Type of Inspection	Final OC Completion
Date of Inspection	17/05/2011
Applicant Name	Momentum Mortgages
Owner Name	Momentum Mortgages
Builder Name	Freestyle Homes

SUBJECT LAND

Address 118 Prince Alfred Parade, NEWPORT 2106

COUNCIL'S D/A CONSENT

Development Consent No	292/10
D.A Approval Date	25/02/2011

CONSTRUCTION CERTIFICATE DETERMINATION

Decision	Approved
Date of Decision	28/04/2011

RESULT OF INSPECTION

Result	Satisfactory
Re Inspection Required	No

CERTIFYING AUTHORITY

Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Chris Manzi
Accreditation No	BPB0248

Signature



essentialCERTIFIERS
LIVERPOOL

Bernie Cohen and Associates Pty Ltd T/As Essential Certifiers Liverpool
ABN: 84047117254

PO Box 208 Casula Mall NSW 2170
Level 1, 405 Hume Highway
Liverpool NSW 2170

P: 02 9612 5000
F: 02 9612 5050
E: info@essentialcertifiers.com.au
www.essentialcertifiers.com.au

COUNCIL COPY

OCCUPATION CERTIFICATE APPLICATION FORM

Occupation Certificate: In accordance with Clause 149, Division 3 of the Environmental Planning and Assessment Regulations 2000

PART A – Identification of the Land

Lot No: 32 Street No: 118 DP No: 13457

Street: PRINCE ALFRED PARADE Suburb: NEWPORT Postcode: 2106

PART B – Applicant Details (Person having Benefit of Development Consent) within the meaning and under the EP&A ACT 1979

☒ Mr ☐ Mrs ☐ Miss ☐ Other

Surname/s: BATT

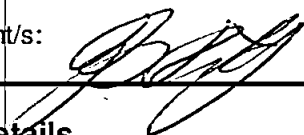
First Name/s: DOUGLAS

Company/Organisation: MOMENTUM MORTGAGES

Full Address of Applicant: 13 MATTHEW FLINDERS DR, PORT MACQUARIE NSW 2444
PO BOX 1791 PORT MACQUARIE.

Phone: _____
Fax: 65 826 800

Mobile: 0412652557
Email: dbwebe@bigpond.com.au

Signature of the Applicant/s: 

Date: 5-4-11

PART C – Billing Details

Billing Name: MOMENTUM MORTGAGES

ACN 103596210
ABN:

Billing Address: PO BOX 1791 PORT MACQUARIE NSW 2444

PART D – Description of Development

Describe the completed building works:

INSTALL PERSON LIFT INTO HOUSE

Number of Stories: 3

Number of Structures: 1

Building Classification: RES JA

Has development consent been granted for the development?

No ☐

Yes ☒

Consent Number: 292/10

Date of Determination:

25/2/11

Council Area:

Has a Construction Certificate/Complying Development Certificate been granted for the development?

No ☐

Yes ☒

Construction Certificate/Complying Development Certificate Number:

Date certificate issued: 21-12-10

PART E – Application Type

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 require and 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 require a Final Occupation Certificate.

Interim Occupation Certificate ☐

Final Occupation Certificate ☒

PART F – Information to be Attached to the Application

Please cross the appropriate boxes where relevant:

A copy of the Development Consent or Complying Development Certificate ☐

A copy of the Construction certificate ☐

A copy of the Final Fire Safety Certificate ☐

A copy of the Interim Fire Safety Certificate ☐

Any other certificate or document relied upon ☐



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LIVERPOOL

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RECORD OF INSPECTION

CCNo: CC2011-01089
COUNCIL: PITTWATER

Type of Inspection Final Inspection
Date of Inspection 4/05/2011
Applicant Name Momentum Mortgages
Owner Name Momentum Mortgages
Builder Name Freestyle Homes

SUBJECT LAND
Address 118 Prince Alfred Parade, NEWPORT 2106

COUNCIL'S D/A CONSENT
Development Consent No 292/10
D.A Approval Date 25/02/2011

CONSTRUCTION CERTIFICATE DETERMINATION
Decision Approved
Date of Decision 28/04/2011

RESULT OF INSPECTION
Result Satisfactory
FOR LIFT ONLY.
Re Inspection Required No

CERTIFYING AUTHORITY
Name of Certifying Authority Essential Certifiers Liverpool
Name of Accredited Certifier Stephen Murray
Accreditation No BPB0282

Essential Certifiers Liverpool Certificate No. CC2011-01089

02 65826800

ELECTRA2nd May 2011,

To Whom It May Concern:

The Smoke Alarm System complying with Australian Standard 3786, has been installed by Shaughn Quinnell of Electratek Electrical Contracting Licence No# 188478C at 118 Prince Alfred Parade Newport 2106.

The smoke alarms are connected to the mains power and have backup battery stand by power. The smoke alarms have been installed in suitable locations on the ceilings as prescribed under part 3.7.2 of The Building Code of Australia Housing Provisions.

If you require further information please don't hesitate to contact my office on 0418 659 993.

Kind Regards

Shaughn Quinnell
Director



Electratek Electrical Contracting Pty Ltd

• ABN 42 125 385 524 • Lic 1884787C
• Po Box 1021 Narrabeen NSW 2101
• Mobile 0418 659 993 • Fax (02) 99137440 • Email Electratek@bigpond.com

BURGESS ARNOTT & GRAVA

A.C.N. 072 572 206

Pty. Ltd.

A.B.N. 25 072 572 206

Consulting, Civil, Structural & Hydraulic Engineers

04 July 2007
Re: 2006-127

Mr. Greg Bush
PO Box 1630
Double Bay NSW 1360

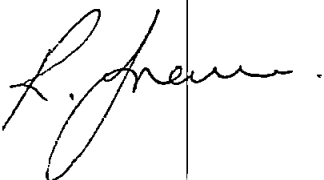
Subject: **LOT 31, 32, 118 PRINCE ALFRED PDE, NEWPORT
STRUCTURAL CERTIFICATE**

We advise our company has inspected the following items at the above project.

- Reinforcement ground slab & footings
- Reinforcement to first floor slab
- Reinforcement to block wall & columns to level 1
- Reinforcement to swimming pool

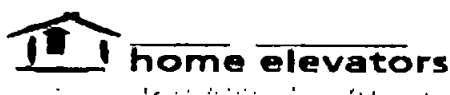
We advise the above elements have been constructed in accordance with the approved drawings and relevant Australian Standards & codes of practice.

Yours faithfully,
BURGESS ARNOTT & GRAVA PTY LTD



ROBERT GRAVA M.I.E. AUST. C.P. Eng.
Director.

02 65826800



Easy Living Home Elevators NSW Pty Limited
64 Penshurst Street, Willoughby, PO BOX 103, NSW, 2068
Maintenance Hotline: 1800 813 555

5 April 2011
Ref: N2486

CERTIFICATION AND COMPLIANCE STATEMENT

Dear Sir / Madam,

We, Easy Living Home Elevators Pty Limited, hereby advise:

We are the holders of the IGV "**Domus Lift**" approval, compliance to AS1735 Part 18.

The lift installed at 118 Prince Alfred Parade, Newport, NSW, 2108 has been installed in accordance with the manufacturers specifications, the special conditions of the Work Cover approval held by Easy Living Home Elevators Pty Limited, and **AS1735 Part 18 "Private Residential Lift"**

In accordance with the above approvals, standards and procedures, we certify the disabled persons lift with reference number **N2486** as complete, tested and passed into service on

Yours Faithfully,

Project Management Team
Easy Living Home Elevators

02 65826800

DAY DESIGN PTY LTD

ABN 73 107 201 494

CONSULTING ACOUSTICAL ENGINEERS

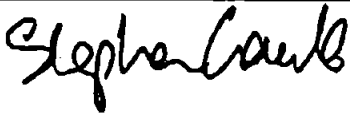
Suite 17, 808 Forest Road
Peakhurst Sydney NSW 2210
Phone: (02) 9584 2839 Fax: (02) 9584 2819
Email: acoustics@daydesign.com.au
www.daydesign.com.au

SOUND POWER LEVEL RATING OF SEVERAL**EASY LIVING HOME ELEVATORS****AT ST. LEONARDS, NSW****REPORT NUMBER: 3846**

PREPARED FOR: Easy Living Home Elevators Pty Ltd
Unit 34, 6 – 8 Herbert Street
St Leonards NSW 2065

Telephone: 8116 1500

DATE ISSUED: 19 December, 2007

Report Status	Prepared by: Stephen Gauld	Approved by: Danny Kastak
Final		

Document R\3846-r1.doc, 10 pages plus attachments

02 65826800

DAY DESIGN PTY LTD
EASY LIVING HOME ELEVATORS

Report No. 3846

Page 3

4.2 **DomusLift**

Table 4.2 DomusLift Measured L_{eq} Sound Pressure Levels (Re: 20 μ Pa)

DomusLift Measured L _{eq} Sound Pressure Levels (Re: 20 µPa)									
Operating Mode	dBA	Octave Band Centre Frequency - Hz							
		63	125	250	500	1k	2k	4k	8k
(Measured on Ground Floor, slightly influenced by noise from the motor room)									
Doors opening and/or closing	47	54	49	42	42	43	38	36	35
Lift ascending	43	47	54	43	38	36	35	30	20
Lift descending	41	49	43	41	37	34	34	33	25
(Measured on First Floor)									
Doors opening and/or closing	43	52	43	37	36	38	38	34	31
Lift ascending	39	48	51	35	36	32	32	25	19
Lift descending	26	38	31	29	23	17	15	13	13
Motor Room									
DomusLift Motor (lift ascending)	61	60	64	59	55	56	55	50	41
DomusLift Motor (lift descending)	56	61	50	47	46	48	48	49	49



02 65826800

DAY DESIGN PTY LTD
EASY LIVING HOME ELEVATORS

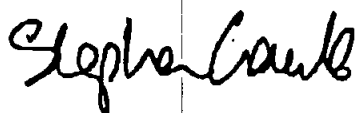
Report No. 3848

Page 22

5.0 CONCLUSION

Noise level measurements have been taken of the four lifts installed at the Easy Living Home Elevators Showroom at St Leonards. Sound power levels have been determined and are presented in this report.

We are of the opinion that the noise level data presented in this report is representative of typical operation of the lifts measured. The data may be used in the assessment of noise from the installation of these lifts in future premises.



Stephen Gauld, BE (Mech), MEngSc (Noise and Vibration), MIEAust, MAAS
Senior Acoustical Engineer
for and on behalf of Day Design Pty Ltd.

AAAC MEMBERSHIP

Day Design Pty Ltd is a member company of the Association of Australian Acoustical Consultants and the work herein reported has been performed in accordance with the terms of membership.



Bernie Cohen & Associates Pty Ltd Trading as

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RECORD OF INSPECTION

CCNo:
COUNCIL:

CC2011-01089
PITTWATER

Type of Inspection

Final OC Completion

Date of Inspection

17/05/2011

Applicant Name

Momentum Mortgages

Owner Name

Momentum Mortgages

Builder Name

Freestyle Homes

SUBJECT LAND

Address

118 Prince Alfred Parade, NEWPORT 2106

COUNCIL'S D/A CONSENT

Development Consent No

292/10

D.A Approval Date

25/02/2011

CONSTRUCTION CERTIFICATE DETERMINATION

Decision

Approved

Date of Decision

28/04/2011

RESULT OF INSPECTION

Result

Satisfactory

Re Inspection Required

No

CERTIFYING AUTHORITY

Name of Certifying Authority

Essential Certifiers Liverpool

Name of Accredited Certifier

Chris Manzi

Accreditation No

BPB0248

Signature

Essential Certifiers Liverpool Certificate No. CC2011-01089



RECORD OF INSPECTION

CCNo: CC2011-01089
COUNCIL: PITTWATER

Type of Inspection Pre CC Site Inspection
Date of Inspection 27/04/2011
Applicant Name Momentum Mortgages
Owner Name Momentum Mortgages
Builder Name Freestyle Homes

SUBJECT LAND

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Date of Decision 28/04/2011

RESULT OF INSPECTION

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Re Inspection Required No

CERTIFYING AUTHORITY

Name of Certifying Authority Essential Certifiers Liverpool
Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

Signature