

CD00145/12



21 December 2012

Ref: CDC 2012-049DS

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir / Madam,

Final Occupation Certificate
Ground Floor Tenancy 4/2 Daydream Street, Warriewood

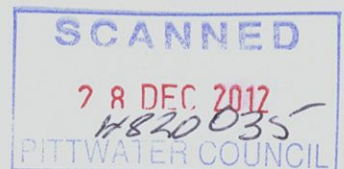
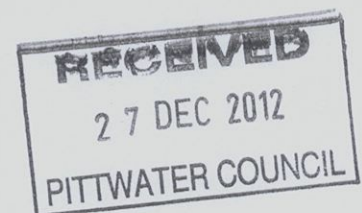
We refer to our engagement in respect of the above and enclose the Final Occupation Certificate for the fit-out in tenancy suite 4 at 2 Daydream Street, Warriewood in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read "Diego Sole", written over a horizontal line.

Diego Sole
Building Regulations Consultant
For Certified Building Specialists Pty Ltd



B36 REC: 334758 27/12/12

ACCREDITED A1 UNRESTRICTED CERTIFIERS • BCA CONSULTANTS • C10 FIRE SAFETY ENGINEERS • DISABLED ACCESS CONSULTANTS

Suite 2A, 241-245 Pennant Hills Rd Carlingford 2118 P (02) 8860 0038 F (02) 8860 0032 E steven@certifiedbuildingspecialists.com.au

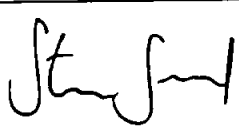
www.certifiedbuildingspecialists.com.au

Annexure 1

Final Occupation Certificate Application form

FINAL
OCCUPATION
CERTIFICATE



Preliminaries	
Occupation Certificate No.	OC2012-049DS
Subject Property	Ground Floor Tenancy 4/2 Daydream Street WARRIEWOOD NSW 2102
Council Authority	Pittwater Council
Applicant	SBA Architects
Approval Date	21 December 2012
Development Consent	
Development Consent or Complying Development Certificate No.	CDC2012-049DS 16 October 2012 Authority: Steven Saad
Area of Occupancy	
Building details and area of Occupation	This Final Occupation Certificate relates only to those building works contained within the approved CDC documentation relating to the fit-out of existing office/suite tenancy four only including linking corridor to tenancy five of the building only, and excludes all other works/inconsistencies & existing structures/areas on the subject property.
BCA Classification (s)	Class 5
Certifying Authority	
Accredited by	Building Professionals Board – BPB 0794
Statement	▪ A current Development Consent is in force; ▪ A current Complying Development Certificate has been issued with respect to the building plans & specifications; ▪ The ground floor tenancy 1 part of the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; ▪ A Fire Safety Certificate has been issued for the building; ▪ The health & safety of the occupants has been considered; ▪ A Fire Commissioner report has been considered
Signed	 Steven Saad - Accredited Certifier BPB - 0794 (A1 - Unrestricted)

ACCREDITED A1 UNRESTRICTED CERTIFIERS • BCA CONSULTANTS • C10 FIRE SAFETY ENGINEERS • DISABLED ACCESS CONSULTANTS

Fire Safety Schedule – Ground Floor				
Fire safety system	Existing	Performance Standard	Installed	Performance standard
Fire rated access panels & doors	No	BCA C3.12, C3.15	No	
Automatic fail safe devices	No	BCA D2.21	No	
Automatic fire detection & alarm (Tenancy 1 (Amber Technology))	Yes	BCA Spec E2.2a & Fire Engineering Report prepared by Exova Warringtonfire Report No. 2567602 RPT01-2 Rev 2 dated 22/12/2011	No	
Automatic fire suppression systems	Yes	BCA Spec. E1.5 & AS2118.1-1999	No	
Emergency lifts	No		No	
Emergency lighting	Yes	BCA E4.2, E4.4, AS2293.1-2005	No	
EWIS	No	BCA E4.9, AS1670.4-2004	No	
Exit signs	Yes	BCA Clauses E4.5, E4.6, E4.8 and AS 2293.1 – 2005	No	
Fire control centres & rooms	No		No	
Fire dampers	Yes	BCA C3.12, C3.15, AS1668.1-1998 and AS1682.1 & 2 -1990	No	
Fire doors	Yes	BCA C3.4, C3.8, AS1905.1-2005	No	
Fire hydrant systems	Yes	BCA E1.3 and AS2419.1-2005	No	
Fire seals (including fire collars)	Yes	BCA C3.12, C3.15, AS1530.4-2005 and AS4072.1-2005	No	
Fire shutters	No	BCA 3.4, Spec C3.4 and AS1530.4-2005	No	
Fire windows	No	BCA 3.4, Spec C3.4 and AS1530.4-2005	No	
Hose reel systems	Yes	E1.4 and AS2441-2005	No	
Lightweight construction	Yes	BCA C1.1, C1.8 and Manufacturers specifications	No	
Mechanical Air Handling Systems - Exit pressurisation - Zone smoke control - Smoke exhaust system - Automatic Shutdown - Carpark ventilation system	Yes	BCA E2.2, AS/NZS 1668.1-1998 (auto-shutdown)	No	
Perimeter emergency vehicle access	No		No	
Portable fire extinguishers	Yes	BCA Clause E1.6, Table E1.6 and AS 2444 – 2001	Yes	BCA Clause E1.6, Table E1.6 and AS 2444 – 2001
Required Exit Doors (power operated)	Yes	BCA Clause D2.19(b)	No	
Safety curtain in proscenium opening	No		No	
Smoke & heat vents	No		No	
Smoke dampers	No		No	
Smoke detectors & heat detectors	No	BCA E2.2, AS 1670.1-2004	No	
Smoke doors	No		No	
Solid core doors	No		No	
Sound system and intercom system for emergency purposes	No		No	
Standby power systems	No		No	
Wall-wetting sprinkler / drenchers	No	BCA 3.3, C3.4, AS2118.2-1995 & SFS	No	

Fire Safety Schedule – Ground Floor				
Fire safety system	Existing	Performance Standard	Installed	Performance standard
		Report		
Warning & operational signs	Yes	BCA D2.23, NSW D2.101, EPA Regulation 2000- Part 9, Div 7, Section 183	No	
PERFORMANCE BASED ALTERNATIVE SOLUTION REPORT: - Fire resisting construction (allowing reduced FRL's from 4hrs to 2hrs) - Travels distances between alternative exits in tenancy 1 comprising 75m in lieu of 60m	Yes	Fire Engineering Report prepared by Exova Warringtonfire Report No. 2567600-RPT02-3, Revision 3 dated 6/10/2011 & Fire Engineering Report prepared by Exova Warringtonfire Report No. 2567600-RPT01-2, Revision 2 dated 22/12/2011	No	

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the council and the NSW Fire Brigades.
- A copy of this together with the relevant fire safety schedule must be prominently displayed in the building.

Occupation Certificate Documentation		
Annexure	Titled	Dated
1	Occupation Certificate Application form	3/12/2012
2	Final Fire Safety Certificate	4/12/2012
3	Copy of the mandatory final inspection report	Various
3	Glazing Installation Certification by Grosvenor Australia Pty Ltd	10/12/2012
3	Glazing Installation Certification by Clearwall Contracting Pty Ltd	10/12/2012
3	Independent review of base building alternative solution Letter prepared by Metropolitan Building Approvals	18/10/2012
3	Electrical Installation Certification by Spaceage Electrics Pty Ltd	6/12/2012
3	Mechanical Installation Certification by NSW Air Conditioning Pty Ltd	6/12/2012

Annexure 2

Fire Safety Certificate



Extreme Fire Solutions

Business Address
Unit 4/22 Hudson Ave, Castle Hill NSW 2154
Postal Address
PO Box 6271, Baulkham Hills, NSW 2153
Ph: (02) 9899 5388 Fax: (02) 9899 5366

Fire Safety Certificate (Interim / Final)

Issued under the environmental planning and assessment regulations 2000 clauses 170, 171, 172 & 173

Type of Statement	☐ Interim ☒ Final		
Name Company	I Bruno Barros of Extreme Fire Solutions		
Assessment Requirements	Certify that: (a) each of the Essential Fire measures listed below: - Has been assessed by a person (chosen by me) who was properly qualified to do so, and - Was found, when it was assessed to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent Fire Safety Schedule for the building for which the certificate is issued.		
Relevant Fire Safety Schedule	(b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.		
Identification of building	Name: Street: Suburb:	 2 Daydream St Warriewood	Council: Building use:
Particulars of Building	☐ Whole ☒ Part (Description of part when applicable): Tenancy 4 and 5 Fitout		
Exclusions			
Owners details	Name: Address:	 2 Daydream St Warriewood	
Essential / Critical fire safety measures	Standard of performance Design and Installation Australian Standard		Date of assessment
Sound system for emergency purposes	AS 1670.1-2004 Building Occupant Warning System		4/12/2012
Portable & wheeled extinguishers	AS 2444 Portable fire extinguishers and fire blankets - Selection & location		4/12/2012
Date of certificate	Dated this 4 December 2012		
Signature	  Extreme Fire Solutions		

NOTES for completing final/interim fire safety certificate

170 What is a final fire safety certificate?

A final fire safety certificate is a certificate issued by or on behalf of the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- (a) has been assessed by a properly qualified person, and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note. A final fire safety certificate must be provided before a final occupation certificate can be issued for a building under clause 153 (1), and must also be provided if a fire safety order is made in relation to building premises.

Under clause 153 (1A), a final fire safety certificate that relates solely to a final occupation certificate for fire link conversion need only deal with the new fire alarm communication link and not with other essential fire safety measures.

171 Issue of final fire safety certificates

- (1) The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued.
- (2) The choice of person to carry out an assessment is up to the owner of the building.
- (3) A person who carries out an assessment:
 - (a) must inspect and verify the performance of each fire safety measure being assessed, and
 - (b) must test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedule for the building.
- (4) A final fire safety certificate issued in relation to work that has been authorised or required by a development consent, construction certificate or fire safety order need not deal with any essential fire safety measure the subject of some other final fire safety certificate or fire safety statement issued within the previous 6 months, unless the person by whom the development consent, construction certificate or fire safety order is issued or given otherwise determines.
- (5) The person by whom the development consent, construction certificate or fire safety order is issued or given may make such a determination only if:
 - (a) the person is of the opinion that the measure will be affected by the work, and
 - (b) the person has specified in the fire safety schedule attached to the development consent, construction certificate or fire safety order that the final fire safety certificate issued in relation to the work must deal with that measure.

172 Final fire safety certificate to be given to Fire Commissioner and prominently displayed in building

- (1) As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:
 - (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Fire Commissioner, and
 - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (2) Subclause (1) (b) ceases to apply to a final fire safety certificate only when every essential fire safety measure with which it deals has become the subject of a later fire safety certificate or fire safety statement.

173 What is an interim fire safety certificate?

- (1) An interim fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:
 - (a) has been assessed by a properly qualified person, and
 - (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.
- (2) The provisions of clause 171 and 172 apply to an interim fire safety certificate in the same way as they apply to a final fire safety certificate.

Note. An interim fire safety certificate (or a final fire safety certificate) must be provided before an interim occupation certificate can be issued for a building under clause 153 (2).

Note 2 the person who carries out the assessment

- Must inspect and verify the performance of each safety measure being assessed: and
- In the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.

Note 3 the relevant essential fire safety measure are those specified in the most recent fire safety schedule, attached to one of the following:

- Development consent for a change of building use,
- Complying development certificate for the erection of a building or a change of building use; or
- A fire safety order.

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.

Annexure 3

Other Documentation

APPLICATION FOR OCCUPATION CERTIFICATE

RECEIVED
03 DEC 2012



CERTIFIED
BUILDING SPECIALISTS

Suite 2A, 241-245 Pennant Hills Road
Carlingford NSW 2118
P: (02) 8860 0038
F: (02) 8860 0032
E: admin@certifiedbuildingspecialists.com.au

Part 1 - Application Details

Type of Certificate	☐ Interim (IOC) ☒ Final (OC)
Applicant	Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other
To be completed by person having ultimate benefit of consent	Surname (or Company): SBA ARCHITECTS Given names (or ABN): VESNA HRIPAC Address: SUITE 702, 83 MOUNT STREET, NORTH SYDNEY State: NSW Post Code: 2060 Phone: () 9929 9988 Fax: () Mobile: Email: vesna@sbaarch.com.au
Subject land	Address: 4/2 DAYDREAM STREET WARRIEWOOD State: NSW Post Code: 2102 Lot: DP/SP Council Area: PITTWATER COUNCIL

Part 2- Development Description

Development Consent or Complying Development Certificate	DA/CDC Consent No. CDC 2012 - 049 Date of determination: 17/10/12
Building details and area of occupation	Application for whole or part of building: (if part describe) PART OF THE BUILDING - OFFICE FITOUT Describe the use of the building: OFFICES BCA Classification: 5

SCANNED
18 19 818
27 DEC 2012
PITTWATER COUNCIL

Part 3 – Accompanying Documentation	
Accompanying Documentation	The following information must accompany an application for an Occupation Certificate
	▪ A copy of the DA or CDC
	▪ A copy of the Construction Certificate(s)
	▪ A Final or Interim Fire Safety Certificate
	▪ Other certificates or documentation relied upon
Part 4 – Applicant Declaration	
Declaration	I declare that all the information in this application is, to the best of my knowledge, true and accurate. I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information is misleading, any approval granted may be void.
	Signed: <i>Vesna K Hripac</i> Date: <i>29/11/12</i>
	Name (print): <i>VESNA K HRIPAC</i>

RECORD OF INSPECTION



FILE REFERENCE: CDC2012-049DS

PROJECT: Proposed fit-out for existing office use in existing building

SITE ADDRESS: Tenancy 4/2 Daydream Street, Warriewood

CDC2012-049

Inspection Date	Inspection Type	Site Contact	Inspection Result/Action Taken	Inspected by (initials) & Accreditation No
12/10/2012	Pre CDC	Vesna Hripac	Satisfactory.	SS BPB 0794
3/12/2012	Final	Vesna Hripac	Satisfactory.	SS BPB 0794

ACCREDITED A1 UNRESTRICTED CERTIFIERS BCA CONSULTANTS C10 FIRE SAFETY ENGINEERS DISABLED ACCESS CONSULTANTS

INSTALLATION / INSPECTION CERTIFICATE – Glass Installation

Site Details:		LIW Fit-out	
Level/Unit/Shop no.	T4	Street no. / Street name:	2 Daydream Street
Suburb:	Warriewood	State:	NSW
		Postcode:	2102
Description of Work:	• Glazing to Aluminium Doors (ONLY)		

Certification:

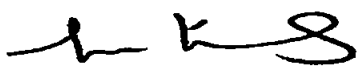
Item No.	Proposed Items of Work or Services installed, implemented and/or constructed in the building/development	Enter the intended design standard of performance (eg: BCA E2.2; AS1668.1, or DA Consent Condition No., etc) (Refer to relevant version of Australian Standards and Other standards of performance applicable to this project.)
1.	Glass in buildings – Selection and installation	AS 1288 – 2006

I, the undersigned, certify that:

- a. The above work / services have been installed in the above building or development in accordance with design documentations and the relevant provisions of the Building Code of Australia, the relevant Australian Standards and manufacturers' specifications (where appropriate),

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. Grosvenor Australia Pty Ltd is holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

The following details must be provided in full:

Name:	Sam Kikitis	Qualification:	AGGA Competency No: C3827
Company Name:	Grosvenor Australia Pty Ltd	ABN No:	70 003 332 376
Company Address:	59A Garema Circuit, Kingsgrove NSW 2208	Tel:	02 9758 2400
Signature:		Position Title:	Director
		Date:	10 th December 2012



ABN 39 080 621 601

60 Power Street
St Marys NSW 2760
PO Box 119
St Marys NSW 1790

10th December, 2012

Morris C Painting & Decorating
7 Wyadra Avenue
HARBORD NSW 2096

CERTIFICATE OF COMPLIANCE

This is to certify that Clearwall Contracting Pty Limited uses glass, which carries the Australian Standard 2208 and has installed this glass to Australian Standard 1288-2006 at Unit 4, 2 Daydream Drive, Warriewood.

Certified by Michael Mallia, a qualified and certified glazier in excess of 20 years.

Should you require any further information, please do not hesitate to contact this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Michael Mallia', is written over a horizontal line.

pp Michael Mallia
Director
Clearwall Contracting Pty Limited

METROPOLITAN

BUILDING APPROVALS

18 October 2012
Our Ref.: P12-013

Certified Building Specialists
Suite 2A, 241-245 Pennant Hills Road
CARLINGFORD NSW 2118

Attention: Mr. Diego Sole

Dear Sir,

INDEPENDANT REVIEW OF BASE BUILDING ALTERNATIVE SOLUTION REPORT RE- 2 DAYDREAM STREET WARRIWOOD NSW 2102

I refer to the application for a Complying Development Certificate for the proposed office fitout of the above mentioned property. The design of the base building at the above address is subject to alternative solutions relating to fire safety requirements under the Building Code of Australia.

As requested, I provide comments in accordance with Clause 130(2E) of the Environmental Planning and Assessment Regulations 2000. I have reviewed the submitted drawings (as listed below) for the proposed office fitout within an existing office and warehouse building and checked against the relevant sections of the Fire Engineering Report (see report listed below). I advise that the proposed office fitout is consistent with the base building alternative solutions.

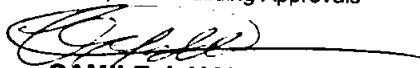
Drawings submitted: Drawing No. 12184 GA 01 Issue D dated 9.10.2012 prepared by SBA Architects

Fire Engineering Report: Fire Engineering Report No. 2567602-RPT01-2 dated 22.12.2011 and Report No. 2567600-RPT02-3 dated 6.10.2011 prepared by David Lonergran of Exova Warringtonfire Aus Pty Ltd

Please note that providing the above statement shall not relieve the responsibilities of the relevant certifying authorities, design consultants and contractors from ensuring that the design and construction of the proposed fitout comply with the relevant recommendations and schedule of work required by the Fire Engineering Report.

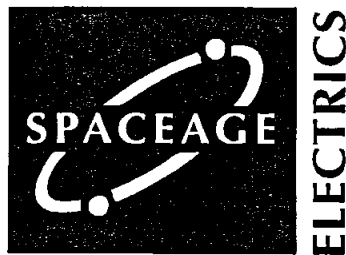
Thank you for using Metropolitan Building Approvals on this project. If we can be of assistance in the future in relation to any development matter, please do not hesitate to contact our office on (02) 9891 4949.

Yours faithfully,
Metropolitan Building Approvals


CAMILE J. HADDAD MAIBS
Grad Dip Build Surv & Assess
Building Regulation Consultant
Accredited A1 Certifier
Building Surveyor Grade 1

PO Box 124, Cherrybrook NSW 2126 / Suite 17, 30-32 Charles Street, Parramatta NSW 2150
P: (02) 9891 4949 F: (02) 9891 4948 E: admin@metroapprovals.com.au
Metropolitan Building Consultants Pty Ltd trading as Metropolitan Building Approvals ABN 51 003 783 051

CERTIFIERS & CONSULTANTS



CERTIFICATE OF COMPLIANCE
ELECTRICAL WIRING

Date of certificate: 6/12/12
Building No. or Name No 2 Unit 4 Daydream St
District / Town / Village Warricwood
Owner's Name: Livpac Developments Pty Ltd
Owner's Address: PO Box R125 Royal Exchange NSW
1225

This letter is to confirm that all electrical works performed were done in accordance AS3000 – SAA Wiring Rules & NSW Service and Installation Rules.

I, MARIL HOUSTON of SPACEAGE ELECTRICS, certify that the information contained in this certificate, to the best of my knowledge and belief, is true and accurate.

SIGNED

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, is written over a horizontal line.

DATED

6/12/12

SpaceAge Electrics Pty Ltd ABN 20 076 114 308
PO Box 146 Killara NSW 2071 - Tel (02) 9499 9500 Fax (02) 9499 9600 Mobile: 0412 105 666
spaceage@optusnet.com.au

Final/Interim Fire Safety Certificate
issued under the *Environmental Planning and assessment regulation 1994*
Clauses 80E and 80F

Certificate

type of certificate	☐ interim ☒ final	
certificate name owner/agent	I, MARK HOUSTON OF SPACEAGE ELECTRICS PTY LIMITED	
address	OF PO Box 146 KILLARA NSW 2071	
certify that		
each of the essential fire measures listed below:		
• has been assessed by a person (chosen by me) who was properly qualified to do so, and • was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued. the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.		
identification of building location	Road side of street nearest cross street house/unit no. or name	No2 Unit 4 Daydream Street Warriewood
particulars of building	Whole/part description of part (where applicable)	Part
date of assessment	6/12/12	
owner's details name address	Livpac Developments Pty Ltd PO Box R125 Royal Exchange NSW 1225	
Essential fire safety measure	Measure standard of performance Emergency lighting AS 2293.1- 2005 E4.2,E4.4 Exit signs AS 2293.1-2005 E4.5,E4.6,E4.7 &E4.8	
signature	Dated this 6th day of December 2012	



NSW Air Conditioning PTY LTD

Local Government Act 1993

CERTIFICATE OF COMPLIANCE

Design And Installation of Essential Services

Date of Certificate: 04/12/12

Address of Building: Tenancy 4, Daydream Street Warriewood

Nature of Essential Service	Date of Inspection	Name of Person By Whom Inspected	Was the Service Found To Have Been Designed and Installed To The Relevant Standard? (Yes/No)
Air Conditioning Fit out AS 1668.2	29/11/12	Kevin Murrell	Yes
Air Conditioning Ductwork AS 4254 (1995)	29/11/12	Kevin Murrell	Yes
Section J part 5 BCA (2010)	29/11/12	Kevin Murrell	Yes

I, Certify that the persons who inspected the services the subject of this certificate were, to the best of my knowledge and belief, competent to conduct the inspection and that the information contained in this certificate is, to the best of my knowledge true and accurate.

Signed

P. P. 