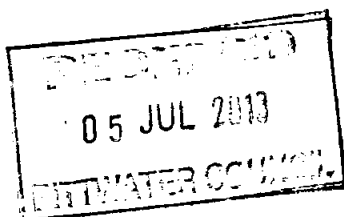




Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS



2 July 2013

Our Ref: 092818

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

**Re: 22 Iluka Road, Palm Beach
Occupation Certificate**

Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Occupation Certificate and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Anthony Protas
Anthony Protas Consulting Pty Ltd

36 REC:343262 5/7/13.

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

 COPY

Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

Occupation Certificate

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

Hapday Holdings Pty Ltd

First name

Family name

Flat/street no.

301

Street name

Catherine Street

Suburb or town

Leichhardt

State

NSW

Postcode

2040

Daytime telephone

Fax

Mobile

Email

2. Details of the building

Flat/Street no.

22

Street name

Iluka Road

Suburb or town

Palm Beach

Postcode

2108

Description of the building or part of the building

Alterations & additions to existing dwelling

Lot no.

42

Section

DP/MPS no.

14682

Volume/folio

Development application or complying development certificate no.

N027/04

3. Decision of the certifying authority

Type of certificate issued:

☐ an interim occupation certificate

☒ a final occupation certificate

Date of this decision

2 July 2013

4. Information attached to this decision

☐ The final fire safety certificate or an interim fire safety certificate (as relevant)

☒ Other relevant paperwork

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

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Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756

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** 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.

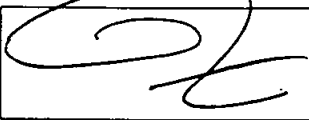
OC 2818/09

Date of the certificate

2 July 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

Locked Bag 1001, Wareemba NSW 2046

Telephone: (0 2) 9 7 1 5 5 3 3 3 Fax: (0 2) 9 7 1 5 5 6 6 6

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. NO027/04

CC No. 2818/09

Address: 22 Iluka Rd, Palm Beach

Inspection	Date	Result	Inspected By
Foundations / footings	9/3/10	OK - Engineer to Certify	R
FF Slabs	4/5/10	Engineer to Certify	R
Frame	8/1/10	Engineer to Certify	R
Roof frame	2/8/10	Engineer to Certify	R
WAF	12/10/10	Location OK. Installation to be certified.	R
SW Connection	12/1/10	OK.	R
Pool	3/3/11	OK - Subject to pool safety screen as per DA Condition B.7.	R
	15/5/13	Privacy screen deleted § 96.	

BEKKER

paul bekker engineering design buro Pty limited

abn 89 118 772 517

po box 591, northbridge, nsw 1560

unit 1/17 grosvenor street, neutral bay, nsw 2089

telephone 9953 6244

facsimile 9953 6266

email address bekker@spn.net.au

Site inspection report

Name of project: 22 SLOAN RD

Report number **C** 1042

Client: PAUL BEKKER

Project number 61360

Architect:

Date of inspection 4.5.10

Contractor:

ADD.

HINGE FROM GLAZ.

1. ADD. NIB-100T BY N2A IN
CONTINUOUS BALCONY.

GLAZING OVER 1 ENGINE AD. (GLAZ.)
DOWN.

OK W DOWN.

NEW BLOCK WALL AT BOUNDARY
COPY NIB-100 GLAZINGS.



White - contractor copy

Pink - architects copy

Yellow - engineers copy

Green - file copy

Inspecting Engineer

Date

BEKKER

paul bekker engineering design buro pty limited

abn 89 118 772 517

po box 591, northbridge, nsw 1560

unit 1/17 grosvenor street, neutral bay, nsw 2089

telephone 9953 6244

facsimile 9953 6266

email address bekker@spin.net.au

Site inspection report

Name of project: ILUKA RD

Report number **C 1060**

Client: RALPH BEAMAN.

Project number 61360

Architect:

Date of inspection 8.7.10.

Contractor: PINKS GARDEN.

INCIDENTAL GARDEN FIREWORKS.

WELL FABRICATED TO PROVIDE
CUTTING EDGE AT COMPLETION.

OK TO COVER UP.

RAILINGS MUST BE INSTALLED AS
LVL OR 17' AS LONG AS GIVE

(DIN 113) & WOULD THUS BE OK / LVL
WAS OK.

2.



White - contractor copy

Pink - architects copy

Yellow - engineers copy

Green - file copy

Inspecting Engineer

Date

BEKKER

paul bekker engineering design buro Pty limited
abn 89 118 772 517

po box 591, northbridge, nsw 1560
unit 1/17 grosvenor street, neutral bay, nsw 2089

telephone 9953 6244

facsimile 9953 6266

email address bekker@spln.net.au

Site inspection report

Name of project:

22 ILVOVA RD

Client:

POMM BROSIA

Architect:

Contractor:

PUMPKIN GUTS

Report number **C1074**

Project number

6360.

Date of inspection

31.8.10.

INSPECTED ROOF TRAMING.

• STEEL BEAMS, CONNECTED TO CONCRETE
POUR, TIED TO SLAB.

• ALL MAIN BEAMS BRICK TO PROVIDE
BRACING.

• ALL HORIZONTAL FRAMING HAS BEEN
FIELD DOWN TO BRICKWORK.

OK TO CLOSE UP.



White - contractor copy
Pink - architects copy
Yellow - engineers copy
Green - file copy

Inspecting Engineer

Date

BEKKER

paul bekker engineering design buro Pty Limited

abn 89 118 772 517

po box 591, northbridge, nsw 1560

unit 1/17 grosvenor street, neutral bay, nsw 2089

telephone 9953 6244

facsimile 9953 6266

email address bekker@spln.net.au

Site inspection report

Name of project: 25 LOKA MS

Report number **C** 1029

Client: RAM BOM

Project number 61360

Architect:

Date of inspection

Contractor: KIMAS GALE

9.3.10

INSPECTED FOOTING VED

AN IN PLACE

OK TO PROCEED.

OBTAIN CERTIFICATION OF PILES
FROM PILING CONTRACTOR.

2



White - contractor copy
Pink - architects copy
Yellow - engineers copy
Green - file copy

Inspecting Engineer

Date

BEKKER

paul bekker engineering design buro Pty limited

abn 88 118 772 517

po box 591, northbridge, nsw 1580

unit 1/17 grosvenor street, neutral bay, nsw 2089

telephone 9953 6244

facsimile 9953 6266

email address bekker@spin.net.au

July 15, 2011

PB/tk 61360

**Hapday Holdings Pty Ltd
C/o CPD Services Pty Ltd
PO Box 543
NARRABEEN NSW 2101**

Attention: Mr J Simpson

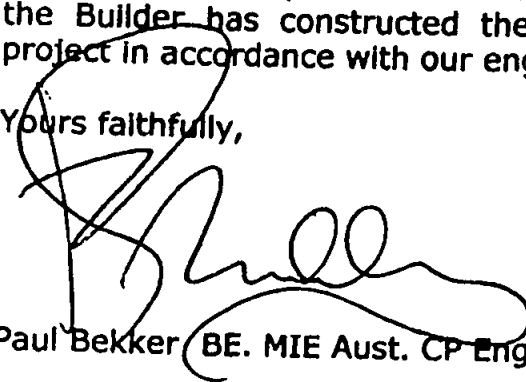
STRUCTURAL
CIVIL
AND
WATERPROOFING
ENGINEERS

**RE: WATERPROOF CONTROL GATE
22 ILUKA ROAD
PALM BEACH**

Dear John,

Further to Development Consent conditions we wish to confirm that the Builder has constructed the waterproof control gates on this project in accordance with our engineering details.

Yours faithfully,


Paul Bekker BE. MIE Aust. CP Eng. M ACEA



CLARKE & FRAME PLUMBING PTY LTD
32 JACKSON STREET BALGOWLAH NSW 2093
ABN 79050541663 PH. 0418251489 FAX 99487731

14 May 2011

To Whom It May Concern

RE: 22 Iluka Street, Palm Beach

Plumbing

Drainage, water, gas and stormwater has been inspected and completed in accordance with hydraulic engineer's drawings and Australian standards

Yours faithfully

John Clarke

A handwritten signature in black ink, appearing to be 'John Clarke', written over the printed name.

13th May 2011



**APPLIED
WATERPROOFING
SERVICES**

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

LETTER OF CERTIFICATION

Job Ref: 22 ILUKA ROAD / PALM BEACH

To Whom It May Concern

Applied Waterproofing Services certifies that the membrane system Duromastic ACS Fibre from Durotech Industries used at the Palm Beach project carries a current appraisal report AS4858 (2004) tested and passed class 3 Issued by CSIRO Building Products.

All membrane application processes have been carried out in accordance with the manufacturers current specification and Australian Standard 3740 (2004).

Please don't hesitate to contact us if there are any further queries.

Yours faithfully

Alfred Reyes
APPLIED WATERPROOFING SERVICES



ABN 67 057 990 477

PTY LTD

0 9 2 8 1 8

113 Wisemans Ferry Road,
Somersby NSW 2250
P.O. Box 6248,
West Gosford NSW 2250
Phone: (02) 4325 2222
Fax: (02) 4323 9474

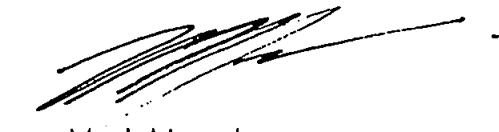
10 May 2011

Pimas Gale Constructions Pty Ltd
Level 4
383 Pacific Highway
Artarmon NSW 2064

PROJECT – 22 Iluka Road, Palm Beach

The aluminium windows and doors supplied to the above project have been glazed in accordance with **Australian Standards AS 2047 – 1999** and the recommended practice of the Federal Glass Merchants Association of Australia and in accordance with **Australian Standards AS 1288 – 2006**.

Yours faithfully,



Mark Marsden
Broadview Aluminium
(Clint Jones Lic. No. 114472C)



Balmain Glass Pty Ltd

Gold Lic No: 22197c
ABN: 70 081 702 712

P.O. Box 67
ROZELLE NSW
Tel: 9555 7429
Ah/fax: 9712 5699
Mob: 0418 613 762
balmainglass@optusnet.com.au

29th March, 2011

Pimas Gale Construction Pty Ltd
Level 4
383 Pacific Hwy
Artarmon NSW 2064

Job address: 22 Iluka Road Palm Beach, NSW

We certify that the glass balustrades were supplied and installed in compliance with AS1288-2006 and AS1170.

We certify that the shower screens were supplied and installed in compliance with AS1288-2006.

RUSSELL BOWN
DIRECTOR

JF COMBINE ELECTRICAL PTY LTD

A.B.N 44 096 491 235

Licensed Electrical Contractors

Lic: 124597C Austel Lic: A002277

6 Kirriford way Carlingford NSW 2118

Telephone 02 9873 1288 Mobile 0404463050

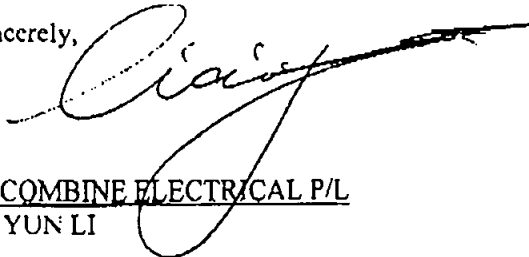
28th March 2011

PIMAS GALE

22 Iluka Rd, Palm Beach

I hereby certify that all smoke detectors installed in the above address are in compliance with Australian Standard 3786.

Sincerely,



JF COMBINE ELECTRICAL P/L
QI YUN LI

ROWLANDS LANDSCAPES PTY LTD

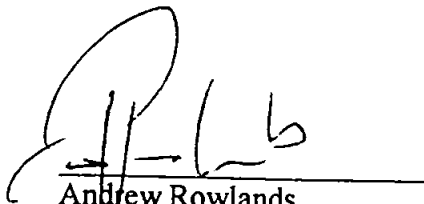
A.B.N. 77 097 799 678

20 May 2011

27 JUN 2011

Certificate of Conformity

This is to certify that the landscaping works installed at 22 Iluka Road, Palm Beach conforms to the landscape specifications as set out Quattro plan



Andrew Rowlands
Rowlands Landscapes Pty Ltd





This warranty is issued by
Bayer ("Bayer") (ACN 100 000 000)
Hawthorn East, VIC 3123
Kordon Termite Barrier

Warranty No: 2010-10-1582

This Warranty covers damage by Subterranean Termites ("Termites") only.

Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork and paintings; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable; and/or
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by an Accredited Bayer Installer.

OWNERS RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of Termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high or the Building type is susceptible to Termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings.

If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

- (a) allows or fails to prevent accumulation of:
 - (i) wood, rubbish or timber against the Building; AND
 - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.
- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by an Accredited Bayer Installer.



Date of Installation: 13/04/2010
Installation Address: 22 Iluka Road
Palm Beach
NSW, 2108

Company Contact: Barry Slattery
Company Name: Orange Protector Pty Ltd

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638
Accreditation Number: N119

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



This document is to be
completed in accordance with the
primary reference standard
new property. This document is
AS 2870-1998

NOTE: This document is to be attached to Warranty Document Number: 2010-10-1582

Date of Installation: 13/04/2010
Installation Address: 22 Iluka Road
Palm Beach
NSW, 2108

Job Type: Large Job - Miscellaneous

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
65	300	19.50
13	500	6.50

Builder: Pimas Gale Constructions
Phone number: 02 94362040
Owner: Hapday Holdings Pty Ltd
Phone number:
Local Council: Pittwater Council
Phone number: 02 99701111
Company Contact: Barry Slattery
Installer's Name: WM/TC
Company Name: Orange Protector Pty Ltd

Service Penetrations

Kordon Kollars	19	1.90
Manual Collars	0	0.00
Total Kordon Installed:		27.9

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638
Fax Number: 1300 888 639
Accreditation Number: N119

Authorised Signature: *J. R. McDonald* Date: 15/10/2010
Comments: Extension & renovation to existing building. Ground level treatment of perimeter & penetrations.

Product Installed: 19 x Standard Penetrations, 6 lm x K300 Cold Joint, 31 lm x K300 Perimeter, 23 lm x K300 Top of Wall, 5 lm x K300 Vertical Wall & 13 lm x K500 Special Termite Treatment.

Kordon will only protect areas where the product is installed.
Regular termite inspections as per the Australian Standard are recommended.
Kordon is installed to the service penetrations and perimeter as per the manufacturers specifications. Refer to the site installation drawing for details.

092818

JF COMBINE ELECTRICAL PTY LTD

ABN 44 096 491 235
Licensed Electrical Contractors
Lic: 124597C Auset Lic: A002277
6 Kirriford way Carlingford NSW 2118
Telephone: 02 9873 1288 Mobile 0404463050

5th of July 2011

PIMAS GALE

22 Iluka Rd, Palm Beach

I hereby certify that electrical services conduits are water proof to 2.8m AHD as per council condition.

Sincerely,



JF COMBINE ELECTRICAL P/L
QI YUN LI

CLARKE & FRAME PLUMBING PTY LTD
32 JACKSON STREET BALGOWLAH NSW 2093
ABN 79050541663 PH. 0418251489 FAX 99487731

9th August 2011

To Whom It May Concern

RE: 22 Iluka Street, Palm Beach

Plumbing

I certify that all plumbing services pipes to the basement of the above property are waterproof to 2.8m AHD.

Yours Faithfully

John Clarke

A handwritten signature in black ink, appearing to read 'John Clarke', with a stylized, cursive script.

DUNLOP THORPE & CO
CONSULTING SURVEYORS

5th Floor, 447 Kent Street
SYDNEY 2000

Telephone: (02) 9283 6677

Fax: (02) 9283 6633

DX 988 SYDNEY

Our Ref: 15038-2

Your Ref:

16 March 2011

Mr J Simpson
Project Manager
CDP Services Pty Limited

Dear John,

Re: 22 Iluka Road, Palm Beach

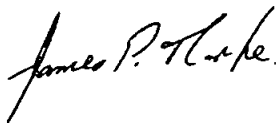
As requested, we have surveyed the heights of the new structures erected on the above property.

I hereby certify the following levels:

- The landing at top of basement stairs stands at R.L.**2.98**
- The ground floor stands at R.L.**3.05**
- The first floor stands at R.L.**6.35**
- The roof ridge stands at R.L.**10.06**

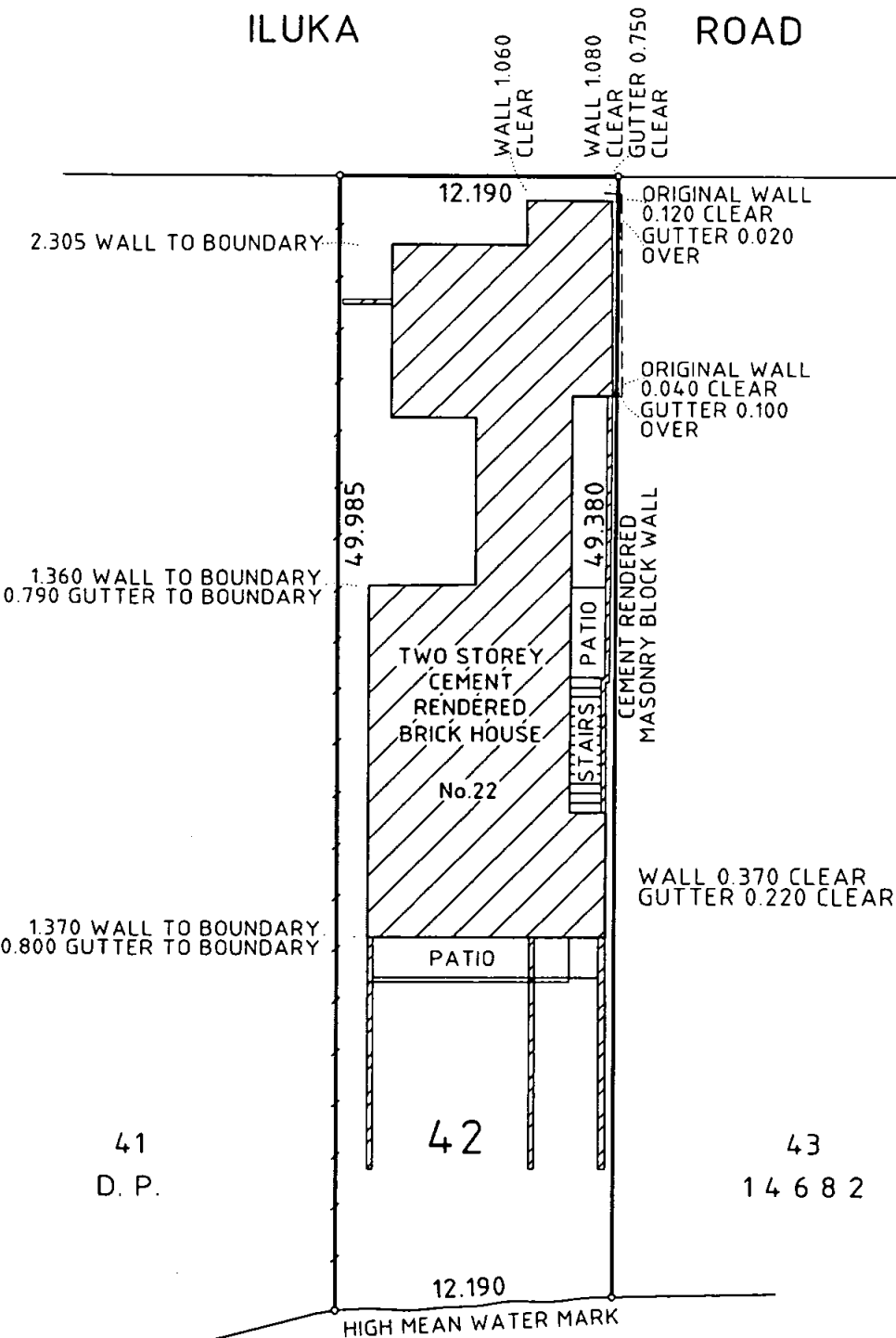
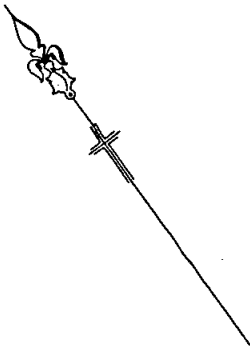
The above levels are related to the Australian Height Datum.

Yours faithfully,
DUNLOP THORPE & CO



James P Thorpe B Surv, MIS Aust
Surveyor registered under the
Surveying & Spatial Information Act, 2002

DIAGRAM SHOWING CHECK SURVEY
AT PROPERTY 22 ILUKA ROAD, PALM BEACH
DATE OF SURVEY 16 MARCH 2011



DUNLOP THORPE & CO. Pty. Limited
REGISTERED SURVEYORS
447 KENT STREET, SYDNEY 2000
Tel. 9283 6677
Fax. 9283 6633

SURVEYORS REF: 15038-2

103091

Land and Property Information Division

ABN: 84 104 377 806
GPO Box 15
Sydney NSW 2001
DX 17 SYDNEY Telephone: 1300 052637 or 02 9228 6666



Land & Property Information

A division of the Department of Finance & Services

Account 999221  Date 14.02.2012 Bundle -

Delivery To 1W
JOSEPH MARK GANLEY
25 RICKARD AVENUE
MOSMAN, NSW 2088

Invoice To 999221
JOSEPH MARK GANLEY
25 RICKARD AVENUE
MOSMAN, NSW 2088

TAX INVOICE
No. C169531U



REPRINT

Page 1 of 1

Document No.	Type	First Title Affected	Client's Reference	Fee
AG807712	PC	2/178559	-	99.50



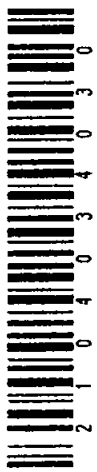
Land & Property Information

A division of the Department of Finance & Services
Store 21 TR and S
1300 052 637
ABN: 84 104 377 806

Cashier: 08 Bharath Gillella
Register: 34
Receipt: 2104034030
Date: 14/02/12 09:42:16
Company: 20
Customer: 000099221
Online Customer QS POS
NSU

Item	Qty	Price	Total
C169531U:3001107116:Customer invoice C169531U			
	1	3 \$99.50	\$99.50
1 Item		Sale Total	\$99.50
		* GST amount included	\$0.00
		EFT-POS:456468...768	\$99.50
		Change	\$0.00

* We accept Mastercard and Visa for credit card purchases with a maximum limit of \$10,000 for transactions.
Thank you for your visit.



3001107116	GST	\$0.00
TOTAL DUE		\$99.50

* INDICATES TAXABLE SUPPLY
Payment is due on date of invoice
You can pay your invoice online at <http://myinvoice.lands.nsw.gov.au>
Fees for each dealing incorporates a \$4 Torrens Assurance Levy.



