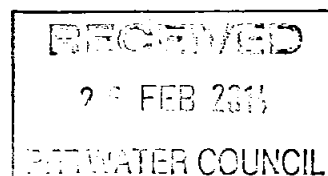


25 February 2014

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



Attention: Planning Department

Dear Sir/Madam,

RE: DA NO: N0250/06
59 HERBERT AVENUE, NEWPORT NSW

Please find attached a copy of the Final Occupation Certificate and Notice of Replacement of PCA form for the above development that has been granted by the Principal Certifying Authority, Stan Spyrou.

The certificate relates to the increasing the width of the existing driveway at the above address.

Together with the Certificate, we have enclosed the following for Council's record:

1. Occupation Certificate Application Form
2. Other documents relied upon.

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

If you have any queries regarding the above please do not hesitate to contact the undersigned on 9279 3657 during business hours.

Yours faithfully,

KB.

Kirrily Burnes
Administration Assistant
Dix Gardner Group Pty Ltd.

CC:- Amliv Developments Pty Ltd (Kevin Weston)

\$36 REC: 356769 26/2/14.

Occupation Certificate

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

Certificate No.: 201/13

Subject land: 57, 59 & 61 Herbert Avenue, Newport NSW
Lot and DP: Lots 1 & 2, DP 1048196 & Lot 156, DP 13457

Applicant: Amliv Developments Pty Ltd
Address: PO Box 1124, Newport NSW 2106

Owner: Mr Kevin Weston

Type of Certificate: Final

Determination: Approved

Attachments: Other certificates relied upon

Whole/Part of building works: Whole
Description of part (if applicable): N/A
BCA Classification: Class 10b

DA No.: N0250/06
Issued by: Pittwater Council

Construction Certificate No.: 530/07
Date: 23/11/2007

Accreditation Level: A1 – Accredited Certifier – Building Surveyor Grade 1.
Registration No.: BPB1977
Accreditation Body: Building Professionals Board

I certify that:

- the health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued, and
- a current development consent or complying development certificate is in force for the building, and
- if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- a fire safety certificate has been issued for the building, and
- a report from the Fire Commissioner has been considered (if required).

Signed:


Stan Spyrou

Principal Certifying Authority

Date of Determination: 25/02/2014

Sydney
Tel: 02 9279 3657

Newcastle
Tel: 02 4927 1822

HEAD OFFICE
Level 4,
155 Castlereagh Street
Sydney NSW 2000
Job 7492

Brisbane
Tel: 07 3227 5050

Gold Coast
Tel: 07 5504 7984

0299976062



Dix Gardner

PTY. LTD.

Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

Environmental Planning & Assessment Act 1979 Replacement of the Principal Certifying Authority

If the current Principal Certifying Authority (PCA) for the development, the person who appointed the current PCA and the person who is proposed to be appointed to replace the current PCA all agree, the appointment to replace the PCA may be made after notice is given to the Council. You need to submit all the information required by this form.

1. DETAILS OF THE DEVELOPMENT

Development Address

Unit/Street No.	37	Street	Heather St
Suburb	Neerim	State	NM

Council Area:

Briefly describe the development:

Development Consent Details:

Development Consent/Complying Development Certificate (CDC) No:

Date of issue:

Who issued the Consent or CDC?

25/06

Agent

Council

2. DETAILS OF THE CURRENT PCA

Name

Title	Mr	Given Names	Lyll
Surname	Dix		

Contact Details

Bus. Tel.	(02) 9279-3657	Mobile	
-----------	----------------	--------	--

Signature:

Date: 11/11

Accreditation No:

BPB0092

Please attach a copy of the Notice of Appointment of the PCA

3. DETAILS OF THE REPLACEMENT PCA

Name

Title	Mr	Given names	John Morgan
Surname	Morgan		5/7 No

Business Address/details

Business name	Dix Gardner Pty Ltd.		
Unit/Street No.	L4/155	Street	Castlereagh Street
Suburb	Sydney	State	NSW
		Postcode	2000

Signature:

Date: 1/1

Accreditation No:

BPB0275/977

4. OWNERS DECLARATION

By signing the above, all parties agree to the replacement PCA for the above development.

Signature:

Name:

Date:

11/11

K. WESTON

MANDATORY INSPECTION RECORD

Project Address:	57, 59 & 61 Herbert Ave, Newport	File No:	7492
DA No:	N0250/06	CC:	530/07
Inspection By:	Lyall Dix & Stan Spyrou	Accreditation No:	BPB0092 & BPB1977

Critical Stage Inspections Applicable for this Development

Pursuant to Section 109E (3) (d) of the Act & Clause 162A of the Regs

	Critical Stage Inspections Satisfactory	Date of Inspection
(4) In the case of a class 1 or 10 building,		
(b) after the commencement of the excavation for, and before the placement of the first footing; and	Yes ☒ N/A ☐ No ☐	19/02/2008
(c) prior to pouring any in-situ reinforced concrete building element, (inspection of footings);	Yes ☒ N/A ☐ No ☐	6/06/2011
(d) prior to covering of the framework for any floor, wall, roof or other building element, and	Yes ☒ N/A ☐ No ☐	Structural Engineer's Certificate 24/11/2011
(e) prior to covering waterproofing in any wet areas, and	Yes ☐ N/A ☒ No ☐	
(f) prior to covering any stormwater drainage connections, and	Yes ☒ N/A ☐ No ☐	15/01/2013
(g) after the building work has been completed and prior to any occupation certificate	Yes ☒ N/A ☐ No ☐	15/01/2013

Comments: Inspections deemed satisfactory.

PITTWATER COUNCIL

ABN61340837871

02 9970 1111

02 9970 1200

PO Box 882

Mona Vale NSW 1660

DX 9018, Mona Vale

Ross McWhirter, Project Leader - Road Reserve Management
8am to 4:30pm Monday to Friday
Phone 9970 1207 Mobile 0419 629 007

12 February 2014

Kevin Weston
PO Box 1124
NEWPORT NSW 2106

Dear Sir

Re: Final Inspection of Works in Road Reserve at 57 - 61 Herbert Avenue, Newport

DA No. N0250/06 - Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 20 January 2014 at 9:30am.

The work has been completed in accordance with the approved application to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours sincerely



Ross McWhirter
PROJECT LEADER - ROAD RESERVE MANAGEMENT

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO: 3 – Post Construction Geotechnical Certificate**

Development Application for <u>Mr Kevin Weston</u>
Name of Applicant
Address of site <u>57-61 Herbert Avenue, Newport</u>

Declaration made by geotechnical engineer on completion of the Development

I, Paul Stubbs on behalf of Jeffery & Katauskas Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 26th July 2011

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated 22 December 2006 referred to below.

Geotechnical Report Details:

Report Title: <u>Geotechnical Assessment at 59 Herbert Ave, Newport</u>
Report Date: <u>22 December 2006</u>
Author: <u>Jeffery and Katauskas Pty Ltd</u>

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.
driveway widening

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 _____
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent 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.

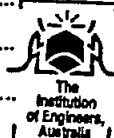
N/A.

Signature

Name

Chartered Professional Status

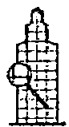
Membership No.



Paul Stubbs
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 130775

17/6/03

0299976062

**DixGardner**

PTY. LTD.

Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

OCCUPATION CERTIFICATE APPLICATION FORM

Environmental Planning & Assessment Act 1979, s.109C
Environmental Planning & Assessment Regulation 2000, cl.149

☐ Interim☒ Final**APPLICANT**Name K.L.V. WESTONAddress 95C CHERYL Cres
NEWPORT.Phone/Email/Fax 1834 2 AMLIV - COM. AU.Signature & Date K. [Signature] 1/1/13**OWNER (PERSON WITH THE BENEFIT OF THE DEVELOPMENT CONSENT)**Name I [Signature] 180 Alameda St. Amliv Dev. LLC

Address _____

As the owner/owner's Agent of the subject property, I/we hereby consent to this Application of this Certificate for the proposed development described below.

Signature & Date K. [Signature] 1/1/13**SUBJECT LAND**Address 59 Melville St
Newport

Lot & DP _____

PROPOSALDescription Increase in width of existing driveway.Part or Whole of Building Part ☐ Whole ☒**DEVELOPMENT CONSENT (NOT APPLICABLE FOR APPLICATIONS FOR CDC)**DA No. N0250/06 Date of Determination 13/07/06**CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE No(s).**Certificate No: 530/07Date: 23/11/07

Certificate No: _____

Date: _____

0299976062



12 October 2012
Our Ref: DMS:27606

General Manager
Pittwater Council
1 Park Street
MONA VALE NSW 2103

Dear Sir

Re: Driveway Improvements – 57/59 Herbert Avenue, Newport

This letter is to advise that our office was involved in the design and construction of the driveway improvements as shown on Plan No 27606, sheets 1/A & 2/B.

Originally it was proposed to install (non-compulsory) rainwater storage tanks under the turning area extension at the top of the drive.

Due to the steep terrain and a depth to solid bedrock of approximately 5 to 8m below the surface, it was advised that installation of the storage tanks was costly, impractical and potentially unsafe.

Should you require any further information please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

A handwritten signature in black ink, appearing to read "D M Schaefer".

D M SCHAEFER – Director
BE Civil (Hons) MIEAust

C12/27606 Letter to Council



0299976062

EMAIL

To: Kevin Weston
Of: -
Email: Kevin Weston <kjw@amliv.com.au>

JK Geotechnics

GEOTECHNICAL & ENVIRONMENTAL ENGINEERS

PO Box 976, North Ryde BC NSW 1670
115 Wicks Rd, Macquarie Park NSW 2113
Tel: 02 9888 5000 Fax: 02 9888 5001
www.jkgeotechnics.com.au

Ref No: 18306P5 email1**Date:** 15 October 2012**From:** Peter Wright**Cc:**

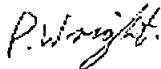
Re: Geotechnical Opinion – Proposed Water Storage Tanks
59-61 Herbert Avenue, NEWPORT

We have undertaken inspections for the new driveway providing access to the site from Herbert Avenue. We understand the original scheme was to install water storage tanks below the parking area at the upper end of the driveway. While the driveway is supported from piles to the bedrock, the tanks would be founded on the surface of the deep and steep soil, and the additional loading from the tanks could induce failure of the soils, and the debris from the failure and rupture of potentially full water tanks would cause damage to the portion of the property downhill, and probably impact on the roadway below. There could also be risk to life for anyone on the driveway or road below at the time of any failure.

Due to these potential impacts, we do not recommend these tanks be installed.

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

Regards
For and on behalf of
JK GEOTECHNICS



Peter Wright
Senior Associate



8 July 2011
Our Ref:DJS:sk 27606

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Re: Structural Details Driveway Improvement
- 57-61 Herbert Avenue, Newport

This is to certify that inspections have been undertaken on the reinforcement in place during construction from 19 February 2007 to 6 July 2011 prior to the placement of concrete for the piers, driveway, vehicle barrier and retaining walls.

Reinforcement and relevant dimensions were in accordance with structural details and site instructions and nothing was observed during the course of the inspection to suggest that the general intent of the structural design had not been followed.

This certification shall not be construed as relieving any other party of their responsibilities or contractual obligations.

Yours faithfully
TAYLOR CONSULTING

D J SQUIRE - Director
BE (Civil) MIEAust CPEng

C11/27606 C01



NICK FADEEV
CIVIL & TRAFFIC ENGINEERING CONSULTANT

24 April 2011

Our Ref: 5005

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

CERTIFICATION OF COMPLETED DRIVEWAY IMPROVEMENTS
AT No.57, 59 & 61 HERBERT AVENUE, NEWPORT

Introduction

Mr Kevin Weston, owner of the subject properties has requested that I review the improvement works recently completed to the driveway and parking area, relative to the design plans prepared by myself Drawing No. 5005/1 to 5005/6 dated October 2005.

To enable this I required that Mr Weston arrange for a works as executed survey to be undertaken. Mr Weston subsequently provided me with Plan No. 04_211# WAX prepared by Mr R Kiprovich, Registered Surveyor, dated 22 March 2011 (a copy of which is attached to this report).

Assessment of Work As Executed Survey

Widening

The Work As Executed plan shows the widened areas of driveway in hatching relative to the original driveway. This enabled me to undertake a direct comparison of the completed widening works against the design.

I found that the works were generally in conformance with the design and although there were some slight variations in a couple of locations, when checked by vehicle turning path templates, it was determined that the completed works will provide the improvements intended by the design.

Grading

The Works As Executed plan also provided spot levels along the edges of the completed driveway and along its centre line. I have checked the grades and found that for the steep regraded section between the first bend and second bend, the grades range between an average grade of 27.5% and 31.5%. Whilst this represents a slight increase in grades from the original, a substantive improvement to the grading and safety on the second bend has been achieved as a result.

There is a length of approximately 5 metres leading up to the inside curve of the second bend with a grade reaching 40%, but this is not considered relevant as this area will not/

NICK FADEEV
CIVIL & TRAFFIC ENGINEERING CONSULTANT

can not be tracked by vehicles. This localised hump can be seen in the following photo, and does not affect the general grading.



Other Features

At the site inspection it was noted that guard rails and a safety mirror have been installed in the recommended locations as per the design. It was also noted that the surface of the new concrete has been finished with a rough broomed texture, which is considered to be a positive benefit for vehicle tyre traction, and will aid in the safe operation of the driveway.

Certification

I am a practicing consultant Civil Engineer with in excess of 25 years experience in local government civil design, including extensive experience in the assessment and design of safe pedestrian and vehicular access and parking associated with residential and commercial development. I hold a degree in Civil Engineering with a post graduate diploma in Local Government Engineering, and am a member of the Institution of

NICK FADEEV
CIVIL & TRAFFIC ENGINEERING CONSULTANT

Engineers Australia and the Local Government Engineers Association.

I consider that the completed driveway improvement works to be generally in accordance with the intent of the design plans prepared by myself Drawing No. 5005/1 to 5005/6 dated October 2005.

Should clarification of any aspect of this advice be required, please do not hesitate to contact the undersigned on mobile ph. 0418 462 829.

Yours faithfully



NICK FADEEV B.Sc(Civil Eng), Dip.LGEng, MIEAust.