

18 JUL 2016



General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0181/09/S96/1
Construction Certificate No. 2011/4213A

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2011/4213A
2. A cheque for \$36.00 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

Rec:397748 21/07/16 PRVC \$36-

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: 2011/4213A

Land to which this certificate applies:

Address: 145 Pacific Road, Palm Beach

Lot No: 2 DP No: 1125750

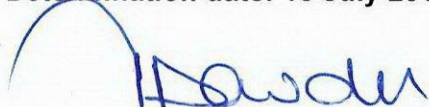
I approve the issuing of this Final Occupation Certificate and certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- Current Development Consent No. N0181/09 (N0181/09/S96/1) is in force for this development.
- Construction Certificate No. 2011/4213A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling only.
- 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.

As this property is located on bushfire prone land all bushfire protection measures as required by conditions of the above Development Consent are to be maintained for the life of the building.

Note: The issuing of this Occupation Certificate by *Insight Building Certifiers Pty Ltd* must not be construed as admitting liability for any defective works which may or may not occur, as a result of *Insight Building Certifiers Pty Ltd* not carrying out the required critical stage inspections as listed in the attached Schedule of Critical Stage Inspections.

Determination date: 18 July 2016



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
Prior to issue of a Construction Certificate	Inspected	04/03/2011
Excavation for footings	Inspected	7/09/2011
Prior to pouring of any in-situ reinforced concrete	Missed	
Prior to the covering of any framework	Inspected	28/07/2011
Prior to covering waterproofing in any wet area	Inspected	7/09/2011
Prior to covering any stormwater drainage connections	Inspected	02/03/2012
Other required inspections	n/a	n/a
Final Inspection	Inspected	02/03/2012

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

Termite Protection Measures Compliance Certificate	Certificate of treatment issued by Design Pest Solutions dated 6 March 2012.
Smoke Alarm Installation Compliance Certificate	Certificate of installation issued by TKG Electrical Contractor dated 7 March 2012.
Structural Engineer's Compliance Certificate	Issued by Northern Beaches Consulting Engineers Pty Ltd dated 2 July 2012.
BASIX Compliance Statement	Issued by Contemporary Builders dated 7 February 2012.
Waterproofing Compliance Certificate	Issued by Allied Waterproofing Pty Ltd dated 20 September 2011.
Geotechnical "Form 3" Certificate	Issued by Martens & Associates dated 3 July 2012.
Positive Covenant/ Restriction on the Use of Land (Condition E2)	Torrens Title no. 2/1125750 dated 22 October 2012.

BASIX Completion Receipt

Receipt no.: CR-1468880119115-A58165

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: Tuesday, 19/07/2016



Planning &
Infrastructure

Principal certifying authority

Name: Tom
Accreditation scheme: BPB
Accreditation number: 0042

Final Inspection

Date of final inspection: Friday, 02/03/2012

BASIX Certificate details

BASIX Certificate no.	A58165
Project name	Hurley: Pacific Road, Palm Beach
Street address	145 Pacific Road
Suburb	Palm Beach
Postcode	2108
Local Government Area	Pittwater Council

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 28/7/11

Address 145 Pacific Road Palm Beach

DA No. CC No. 2011/4213A CDC No.

Requested by: Mark Thompson Ph No. 0412 585 892

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 wall & roof framing 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.

Framing satisfactory

Geotechnical Engineers certificate for foundation material.

Engineers certificate for slab steel.

Signed: A. Bailey Accreditation No. BLB0015 Date: 28/7/11 ✓
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 7/9/11
 Address : 145 Pacific Road Palm Beach
 DA No. : _____ CC No. 2011/4213A CDC No. : _____
 Requested by: Mark Ph No. 0412 585 892

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) _____ | | |

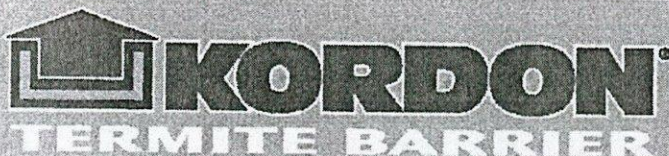
☒ An inspection of waterproofing to wet areas has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ 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.

Waterproofing satisfactory

Signed: A. Baskin Accreditation No. BPB0015 Date: 7/9/11
 Accredited Building Surveyor



Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 2012-3-1236

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: 6/10/2011

Installation Address: No.145 Pacific Road
Palm Beach
NSW, 2108

Company Contact: Fergus Bermingham
Company Name: Design Pest Solutions

Address: PO Box 1157
Dee Why
NSW, 2099

Phone Number: 02 9970 5560

Accreditation Number: N134

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.

**Certificate of Compliance**

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction AS 2870-1996

NOTE: This document is to be attached to Warranty Document Number:

2012-3-1236Date of Installation: 6/10/2011Job Type: Large Job - MiscellaneousInstallation Address: No.145 Pacific Road
Palm Beach
NSW, 2108**Product used:**

Linear Metres (m)	Product Width (mm)	Total SQM
24	500	12.00

Builder: Contemporary BuildersPhone number: 0412 585892Owner: Unknown

Phone number: _____

Local Council: PittwaterPhone number: 02 99705560Company Contact: Fergus BerminghamInstaller's Name: Fergus BerminghamCompany Name: Design Pest Solutions**Service Penetrations**

Kordon Kollars	0	0.00
Manual Collars	0	0.00

Total Kordon Installed: 12Address: PO Box 1157
Dee Why
NSW, 2099Phone Number: 02 9970 5560

Fax Number: _____

Accreditation Number: n134Authorised Signature: [Signature]Date: 6/3/2012

Comments: The builder has been advised to maintain a 75mm or hard surface inspection zone around the building perimeter.

Kordon will only protect areas where the product is installed.

Regular termite inspections as per the Australian Standard are recommended.

TKG ELECTRICAL CONTRACTOR

14/ 1-5 The Crescent,
Dee Why,
NSW 2099.

Phone: 0414455187
E-mail: trent@tkgelectrical.com.au
ABN: 23 849 462 114
Contractors License No. 194750C



To Contemporary Builders & Design,
RE: 145 Pacific Rd, Palm Beach

07/03/2012

All smoke detectors have been hard wired into a light circuit according to Australian Standards AS 3786.

The smoke detectors are all inter-linked so as if one is set off every other smoke detectors will be set off as well.

All smoke detectors are also fitted with a back up 9V battery.

	Yes	No
Permanent power	☒	☐
Inter-link	☒	☐
Battery	☒	☐

More than 40% of lighting at the above address is fluorescent or LED as specified in BASI A106216.

Inspected by

Trent Garner

Contractor Licence No. 194750C



DIRECTORS

Stewart McGeady Rick Wray Brad Seghers

Structural Certificate

Date: 2nd July 2012 Job No. 091048

Builder: Contemporary Builders Engineer: BS

Site: 145 PACIFIC ROAD, PALM BEACH

Brad Seghers of 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 footings, slabs, beams and pool, and the timber and steel roof and floor framing, as detailed on the structural plans by Northern Beaches Consulting Engineers P/L (Job No: 091048), is generally in accordance with the above mentioned drawings, the site instructions issued during construction and Australian Standards AS 3600, AS 1170.1, AS 4100 and AS 1684.

This certificate does not relate to and we assume no responsibility for the certification of any structural or other elements that have not been inspected by the companies' representatives or are not referred to in this certificate.

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

NORTHERN BEACHES CONSULTING ENGINEERS P/L

Rick Wray
BE CPEng NPER Director

X:\ENG NBC\2009\091048\SC003.docx



Contemporary Builders

BASIX CERTIFICATION CERTIFICATE

Date: 7th February 2012

Site Address: 145 Pacific Rd Palm Beach NSW 2108

Development Consent No: NO181/09

Construction Certificate No: 2011/4213

Basix Certificate No: A58165

Builders Lic No: 229453C

I Mark Thompson of Contemporary Builders hereby certify that all of the BASIX commitments made on the aforementioned BASIX certificate have been met, all necessary fittings installed, and all necessary works completed in accordance with the prescribed requirements and the approved plans and specifications.

Mark Thompson

Allied Waterproofing Pty Ltd

ABN 92 116 470 430

Licence no 180098C

Trafficable Membranes
Torch on Membranes
Tanking

Protective Coatings
Bathrooms
Balconies

All Damp Work
All Remedial Works
Concrete Cancer

CERTIFICATE

TO:

Contemporary Builders
Attention: Mark Thompson

JOB SITE:

145 Pacific Road, Palm Beach

DATE OF COMPLETION:

20/09/2011

WORKS COMPLETED:

Waterproof 1 x bathroom wet area to AS3740 Standards
Waterproof 1 x laundry wet area to AS3740 Standards
Waterproof 1 x wc/pc wet area to AS3740 Standards
Waterproof 1 x balcony area to A.S.Standards

Director:.....
Murray Stark

37 Adams Street, Frenchs Forest NSW 2086

Tel: 02 9975-5120

Mobile: 0417-288-974

Fax: 02 9451-3880

Our Ref:

C317943



PITTWATER COUNCIL

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or Subdivision Certificate

Development Application for <u>Contemporary Builders</u>	Name of Applicant
Address of site <u>145 Pacific Drive, Palm Beach</u>	

Declaration made by geotechnical engineer on completion of the Development

I, Dr Daniel Markens on behalf of Martens & Associates
(Insert Name) (Trading or Company Name)

on this the 03.07.2012

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. 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 01/08/2011 referred to below.

Geotechnical Report Details:

Report Title: <u>Geotechnical Assessment: Swimming Pool Development, 145 Pacific Road, Palm Beach, NSW.</u>
Report Date: <u>July 2011</u>
Author: <u>G Taylor & Dr D Markens</u>
Author's Company/Organisation: <u>Martens & Associates</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 and the Construction Certificate approved Structural Plans.
- ☒ 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, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans 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.

--

Signature Dr Daniel Markens

Name Dr Daniel Markens

Chartered Professional Status CP Eng, FIE Aust, NPER

Membership No. 2185379

Company Martens & Associates



(AH312098)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE 2/1125750	
EDITION 3	DATE OF ISSUE 22/10/2012
CERTIFICATE AUTHENTICATION CODE SD73-DP-JHST	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 2 IN DEPOSITED PLAN 1125750
AT PALM BEACH.
LOCAL GOVERNMENT AREA: PITTWATER.
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP1125750

FIRST SCHEDULE

SANDRA MARY BROUGHTON PLOWMAN

(T AD958181)

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. Q798636 RIGHT OF CARRIAGEWAY & RIGHT OF FOOTWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3. DP1125750 RESTRICTION(S) ON THE USE OF LAND
4. DP1125750 EASEMENT TO DRAIN WATER OVER EXISTING PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AH312098 POSITIVE COVENANT

**** END OF CERTIFICATE ****

4683029