



21 MAR 2016

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/ Madam

Development Consent No. N0213/11
Construction Certificate No. 2011/4450

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

1. Occupation Certificate No. 2011/4450.
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

\$36 REC: 393520 30/3/16

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: 2011/4450

Land to which this certificate applies:

Address: 145 Pacific Road, Palm Beach

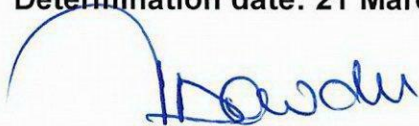
Lot No: 2 DP No: 1125750

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. N0213/11 is in force for this development.
- Construction Certificate No. 2011/4450 has been issued with respect to the plans and specifications for construction of a swimming pool.
- 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.

Determination date: 21 March 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	05/08/2011
Excavation for footings	Inspected	07/09/2011
Prior to pouring of any in-situ reinforced concrete	Inspected	23/09/2011
Prior to the covering of any framework	n/a	n/a
Prior to covering waterproofing in any wet area	n/a	n/a
Prior to covering any stormwater drainage connections	n/a	
Other required inspections	Pool Safety Fence	08/12/2011
Final Inspection	Inspected	02/03/2012

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

Structural Engineer's Compliance Certificate	Issued by Northern Beaches Consulting Engineers Pty Ltd dated 02 July 2012.
BASIX Compliance Statement	Issued by Contemporary Builders dated 07 February 2012.
Geotechnical "Form 3" Certificate	Issued by Martens & Associates dated 03 July 2012.

BASIX Completion Receipt

Receipt no.: CR-1458596156473-A106216

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, 22/03/2016



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.	A106216
Project name	Hurley: Pacific Road, Palm Beach (Feb 2011 Revision)
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 7/9/11

Address 145 Pacific Road Palm Beach

DA No. CC No. 2011/4450 CDC No.

Requested by: Mark Ph No.

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 steel to pier & slab 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.

Engineers & Geotechnical Engineers Certificate required

Signed: A Barker Accreditation No. BPP0015 Date: 7/9/11
Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : PITTWATER Date of Inspection 23 SEPTEMBER 2011

Address : 145 PACIFIC ROAD PALM BEACH

DA No. : CC No. 2011/4450 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 pool steel 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.**

Steel satisfactory

Signed: A Bailey Accreditation No. BPB0015 Date: 23/9/11
Accredited Building Surveyor

Land to which this Building Inspection Report result sheet applies:

Council Area : PITTWATER Date of Inspection 8 DECEMBER 2011

Address 145 PACIFIC ROAD PALM BEACH

DA No. CC No. 2011/4450 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 pool fence 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.**

Final satisfactory

Signed: A. Bailey Accreditation No. BPP0015 Date: 8/12/11
Accredited Building Surveyor



Contemporary Builders

BASIX CERTIFICATION CERTIFICATE

Date: 7th February 2012

Site Address: 145 Pacific Rd Palm Beach NSW 2108

Development Consent No: NO213/11

Construction Certificate No: 2011/4450

Basix Certificate No: A106216_

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



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

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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 Contemporary Builders
Name of Applicant
Address of site 145 Pacific Drive, Palm Beach

Declaration made by geotechnical engineer on completion of the Development

I, Dr Daniel Mortens on behalf of Mortens & 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: Geotechnical Assessment: Swimming Pool Development, 145 Pacific Road, Palm Beach, NSW.
Report Date: July 2011
Author: G Taylor & Dr D Mortens
Author's Company/Organisation: Mortens & Associates

- ☒ 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 [Signature]

Name Dr Daniel Mortens

Chartered Professional Status CPENG, FIE Aust, NPER

Membership No. 2185379

Company Mortens & Associates

