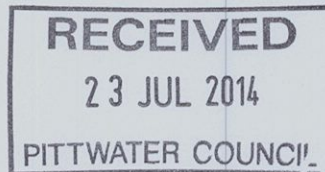




21st July 2014

Our Reference: 132142

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



Dear Sir/ Madam,

Re: 76 Warraba Road, North Narrabeen NSW 2101
Occupation Certificate No: 13/2142-2

Under Section 109H of the Environmental Planning and Assessment Act 1979, Private Building Certifiers has issued an Occupation Certificate for the above premises.

Please find enclosed the following documentation:

- A cheque for Council's registration fee.
- Occupation Certificate No: 13/2142-2
- Documentation used to determine the application for the Occupation Certificate as detailed in the attachments of the Certificate.

Please provide a receipt upon completion of payment process and post to Suite 2501, 4 Daydream Street, Warriewood NSW 2102.

If you have any queries, please do not hesitate to contact the undersigned.

Kind Regards,

Carla Salles
Building Approvals Coordinator
Private Building Certifiers Pty Ltd
ABN 63 152 183 205

\$36.

REC: 363 238

23/7/14

Northern Beaches	North Shore	Sydney City	Inner West	Western Sydney
Suite 2501, 4 Daydream Street, Warriewood NSW 2102 P. (02) 9999 6490 F. (02) 8079 6184	Suite 1, 133 Alexander Street, Crows Nest NSW 2065 P. (02) 9411 2113 F. (02) 8079 6184	Suite 1D, Level 23, 1 Farrer Place, Sydney NSW 2000 P. (02) 9281 5061 F. (02) 8079 6184	5b North Street, Balmain NSW 2041 P. (02) 9262 2790 F. (02) 8079 6184	Suite 3, 30 Cowper St Parramatta NSW 2150 P. (02) 9680 2464 F. (02) 8079 6184



FINAL OCCUPATION CERTIFICATE No. 13/2142-2

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

Owner
Name: Andrew Smith
Address: 76 Warraba Road, North Narrabeen NSW 2101

Property Details
Address: 76 Warraba Road, North Narrabeen NSW 2101
Lot No: 23
Section: 3
DP No: 6555
Municipality: Pittwater Council

Building Details
Use: Residential
BCA classification: 10b

Complying Development Certificate
Certificate No.: 13/2142-1
Date of Determination: 20 May 2014

Determination
Type of Certificate: Final
Approved/Refused: Approved
Date of Determination: 21 July 2014

- Attachments**
- 1. Application Form for Occupation Certificate.
 - 2. Inspection Reports prepared by Private Building Certifiers.
 - 3. Inspection Certificate prepared by Consult Australia dated 02.07.2013.
 - 4. Pool Compliance Certificate prepared by Ryan Pools dated 19.05.2014.
 - 5. Pool Fence Certificate prepared by Ryan Pool dated 14.07.2014.

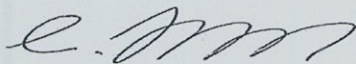
Northern Beaches Suite 2501, 4 Daydream Street, Warriewood NSW 2102 P. (02) 9999 6490 F. (02) 8079 6184	North Shore Suite 1, 133 Alexander Street, Crows Nest NSW 2065 P. (02) 9411 2113 F. (02) 8079 6184	Sydney City Suite 1D, Level 23, 1 Farrer Place, Sydney NSW 2000 P. (02) 9281 5061 F. (02) 8079 6184	Inner West 5b North Street, Balmain NSW 2041 P. (02) 9262 2790 F. (02) 8079 6184	Western Sydney Suite 3, 30 Cowper St Parramatta NSW 2150 P. (02) 9680 2464 F. (02) 8079 6184
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Certificate Final / Principal Certifying Authority

I, Cheyne James certify that;

- I have been appointed as the principal certifying authority under s 109E.
- A current Development Consent/Complying Development Certificate is in force with respect to the building.
- 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.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- The health and safety of the occupants of the building has been taken into consideration
- Where required, a final fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

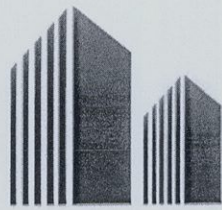
Signature



Cheyne James
Accredited Certifier
BPB Registration No. 1269
Private Building Certifiers Pty Ltd
ABN 63 152 183 205

Date of determination	21.07.2014
Certificate Number	13/2142-2





**RESIDENTIAL
PRIVATE BUILDING
CERTIFIERS**
"Your local certifier"

APPLICATION FORM FOR A OCCUPATION CERTIFICATE

Environmental Planning and Assessment Act 1979 Sections 109C(1)(c) & 109H

Date of Receipt: 2 / 6 / 14

1. Type of Application

- ☐ Interim Occupation Certificate ☒ Final Occupation Certificate
☐ Change of use of an Existing Building ☐ Occupation/Use of a New Building

2. Applicant's Details

Name

Andrew Smith

Address

76 Warraba Road

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

Telephone

9913 1353

Fax

Mobile

0418 294 188

Email

smitget@optusnet.com.au

Note: The applicant must be the property owner or a person authorised by the owner to lodge the application. However a building contractor cannot be the applicant unless they are the owner of the property.

3. Subject Property

Unit/Street no.

76

Street Name

Warraba Road

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

Lot/ Portion

23

Section

3

DP No

6555

4. Description of the Building Work

Construction of a swimming pool.

Building Code of Australia Classification/Use

10b

Part of Building (if relevant)



Application Form for a Occupation Certificate

5. Development Consent & Certificate

Development Consent No

-

Date of Determination

-

Construction Certificate/Complying Development Certificate No

13/2142-1

Date of Determination

20/05/2013

6. Declaration

As the applicant, I/we hereby:

1. Submit this Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

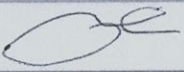
Name

Andrew Smith

Address

76 Warraba Road, North Narrabeen NSW 2101

Signature



Date

02/06/2014





PRIVATE BUILDING
CERTIFIERS

Record of inspection

1. Details of application for complying development certificate (CDC)

Name of applicant

Andrew Smith

Name of certifying authority

Cheyne James

Date of application

17/05/2013

Date application received by certifying authority

17/05/2013

Application No. / File No.

132142

2. Address of property

Unit/street no.

76

Street name

Warraba Road

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

3. Details of Inspection (tick as appropriate)

☒ Inspection by accredited certifier

Name of accredited certifier

Fiona Chammoun

Accreditation No.

2034

Date inspection carried out

31/05/2013

Type of inspection

After excavation for, and prior to the placement of, any footings.

4. Current fire safety measures

Provide details of any current fire safety measures in the existing buildings on site that will be affected by the proposed development

N/A

5. Plans and specifications

Do the plans and specifications that accompany the application adequately and accurately depict the existing site conditions? ☒ Yes ☐ No

If no, list deficiencies or inaccuracies

6. Features of the site or buildings

Are there any features of the site, or of any building on the site, that would result in the proposed development either NOT being complying development or NOT complying with the Building Code of Australia?

☐ Yes ☒ No

If YES, provide details

7. Signature

Fiona Chammoun

Name of accredited certifier conducting inspection

Signature

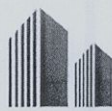
31/05/2013

Date



Record of inspection

1. Details of application for complying development certificate (CDC)			
Name of applicant		Name of certifying authority	
Andrew Smith		Cheyne James	
Date of application	Date application received by certifying authority	Application No. / File No.	
17/05/2013	17/05/2013	132142	
2. Address of property			
Unit/street no.		Street name	
76		Warraba Road	
Suburb or town		State	Postcode
North Narrabeen		NSW	2101
3. Details of Inspection (tick as appropriate)			
☒ Inspection by accredited certifier			
Name of accredited certifier		Accreditation No.	
Fiona Chammoun		2034	
Date inspection carried out	11/06/2013		
Type of inspection	Prior to pouring any in-situ reinforced concrete building element.		
4. Current fire safety measures			
Provide details of any current fire safety measures in the existing buildings on site that will be affected by the proposed development			
N/A			
5. Plans and specifications			
Do the plans and specifications that accompany the application adequately and accurately depict the existing site conditions? ☒ Yes ☐ No			
If no, list deficiencies or inaccuracies			
6. Features of the site or buildings			
Are there any features of the site, or of any building on the site, that would result in the proposed development either NOT being complying development or NOT complying with the Building Code of Australia?			
☐ Yes ☒ No			
If YES, provide details			
7. Signature			
Fiona Chammoun			11/06/2013
Name of accredited certifier conducting inspection		Signature	Date



PRIVATE BUILDING
CERTIFIERS

Record of inspection

1. Details of application for complying development certificate (CDC)

Name of applicant

Andrew Smith

Name of certifying authority

Cheyne James

Date of application

17/05/2013

Date application received by certifying authority

17/05/2013

Application No. / File No.

132142

2. Address of property

Unit/street no.

76

Street name

Warraba Road

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

3. Details of Inspection (tick as appropriate)

☒ Inspection by accredited certifier

Name of accredited certifier

Fiona Chammoun

Accreditation No.

2034

Date inspection carried out

18/07/2014

Type of inspection

Swimming pools – upon erection of pool fence and prior to filling the pool with water.

4. Current fire safety measures

Provide details of any current fire safety measures in the existing buildings on site that will be affected by the proposed development

N/A

5. Plans and specifications

Do the plans and specifications that accompany the application adequately and accurately depict the existing site conditions? ☒ Yes ☐ No

If no, list deficiencies or inaccuracies

6. Features of the site or buildings

Are there any features of the site, or of any building on the site, that would result in the proposed development either NOT being complying development or NOT complying with the Building Code of Australia?

☐ Yes ☒ No

If YES, provide details

7. Signature

Fiona Chammoun

Name of accredited certifier conducting inspection

Signature

18/07/2014

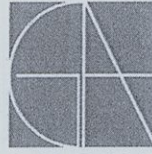
Date



Record of inspection

1. Details of application for complying development certificate (CDC)			
Name of applicant		Name of certifying authority	
Andrew Smith		Cheyne James	
Date of application	Date application received by certifying authority	Application No. / File No.	
17/05/2013	17/05/2013	132142	
2. Address of property			
Unit/street no.		Street name	
76		Warraba Road	
Suburb or town		State	Postcode
North Narrabeen		NSW	2101
3. Details of Inspection (tick as appropriate)			
☒ Inspection by accredited certifier			
Name of accredited certifier		Accreditation No.	
Cheyne James		1269	
Date inspection carried out	18/07/2014		
Type of inspection	After the building work has been completed and prior to any occupation certificate being issued in relation to the building.		
4. Current fire safety measures			
Provide details of any current fire safety measures in the existing buildings on site that will be affected by the proposed development			
N/A			
5. Plans and specifications			
Do the plans and specifications that accompany the application adequately and accurately depict the existing site conditions? ☒ Yes ☐ No			
If no, list deficiencies or inaccuracies			
6. Features of the site or buildings			
Are there any features of the site, or of any building on the site, that would result in the proposed development either NOT being complying development or NOT complying with the Building Code of Australia?			
☐ Yes ☒ No			
If YES, provide details			
7. Signature			
Cheyne James			18/07/2014
Name of accredited certifier conducting inspection		Signature	Date

132 142



GEOFF
NINNES
FONG
PARTNERS
PTY LTD
ABN 56 001 849 289

Ref No: C17006

2 July 2013

Ryan Pools Pty Ltd
PO Box 103
Dee Why NSW 2099
Attn: Michael Ryan

Dear Sir,

Re: Pool at 76 Warraba Road North Narrabeen

We have inspected the reinforcement for the above pool on 11th June 2013 and advise it has been built in accordance with the intent of the structural drawings.

Yours faithfully,
FOR & ON BEHALF OF
GEOFF NINNES FONG & PARTNERS P/L

BRAD FONG MIE Aust CPEng NPER
Director

• CONSULTING • STRUCTURAL / CIVIL / AQUATIC • ENGINEERS •

• SYDNEY	• PERTH	• MELBOURNE
Level 1, 68-70 Crown Street, Woolloomooloo, NSW 2011	Level 2 Cedar House 1321 Hay Street West Perth WA 6005	Geoff Ninnes Fong & Nixon in Association Office 101, 254 Bay Road, Sandringham VIC 3191
☎ (02) 9332 5100 Fax (02) 9331 2963	All WA mail to PO Box 8108, Subiaco East WA 6008	☎ (03) 9533 1373 Fax (03) 9533 1383
Email: sydney@gnfp.com.au	☎ (08) 9321 0159	Email: geoff@gcnixon.com.au
Drawings: keiths@gnfp.com.au	Email: perth@gnfp.com.au	

• G. J. NINNES B.E. (Civil) N.Z., M.Eng.Sc., Dip. Admin., Dip.Env.Stud., M.I.E.Aust., R.P.E.Q. • B. FONG B.E., M.I.E.Aust., C.P. Eng., NPER •

RYAN POOLS

NEW POOL CONSTRUCTION & POOL RENOVATIONS

ABN. 71 154 081 508

Lic. 243971C

Phone: 9981 6665

Fax: 9981 6406

Email: michael@ryanpools.com.au

P.O.Box 103 Dee Why NSW 2099

Certification regarding

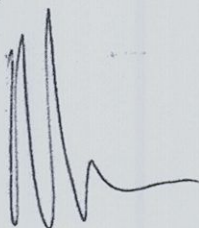
19/5/14

76 Warraba road North Narrabeen

This letter is to certify that all plumbing, including systems and components at the above address have been tested and checked and all comply to AS1926.3 – 2010 Swimming Pool Safety – Water Reticulation System and the Building Code of Australia.

Michael Ryan

Director



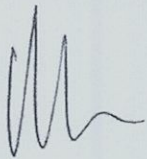
Certificate of Installation

Company:	RYAN POOLS PTY LTD.
Address:	22 Collaroy st Collaroy
Contact Phone Number:	0409 266 265
Contact:	Michael Ryan
Email:	michael@ryanpools.com.au
ABN:	71 154 681 508
License No:	243971C
Building Site Address:	76 Warraba rd North Narrabeen

Certificate of Completion.

I Michael Ryan (as the person responsible) certify that the pool fence has been installed in conjunction with the building works of the premises as nominated above in accordance with the Building Code of Australia-Housing Provisions & in accordance with AS1926.1 and the BCA, Part 3.9.3 – Swimming Pool Access.

Signed:



Print Name:

Michael Ryan

Date:

14/7/14