

SYDNEY BUILDING APPROVALS CENTRE PTY LTD
ABN 96 081 945 904
Unit 34/25-33 Alfred Road Chipping Norton NSW 2170
Phone 9724 4404
Fax 9724 4180
DX 5037 LIVERPOOL
www.sbac.com.au

RESIDENTIAL • INDUSTRIAL • COMMERCIAL

15 January 2007

Pittwater Council
DX 9018 MONA VALE

Dear Sir/Madam,

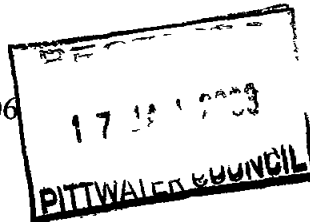
PREMISES Lot B, DP 404486, 116 Elimatta Road, MONA VALE NSW
PROPOSAL Two storey dwelling
DEVELOPMENT APPLICATION NO NO 137/06
CONSTRUCTION CERTIFICATE NO CC228/06

With reference to the above I wish to inform you that I have been appointed the Principal Certifying Authority and under Sec 109E of the E P & A act

The following inspections were completed which revealed the approved dwelling under Development Application No NO 137/06 dated 8/5/06 has been constructed in a satisfactory manner

Inspections Carried Out

- | | | |
|---|------------------|--------------|
| 1 | Pre-Commencement | 4/7/06 |
| 2 | Piers & slab | 18 & 29/8/06 |
| 3 | Drainage | 5/9/06 |
| 4 | Frame | 8/11/06 |
| 5 | Wet Area | 30/11/06 |
| 6 | Final | 15/2/07 |



Yours faithfully,


Peter Ruck
PRINCIPAL CERTIFYING AUTHORITY
ACCREDITATION NO BPB 0352

R# 232233

SYDNEY BUILDING APPROVALS CENTRE

- Principle Certifying Authority
- Building Regulation Consultation
- NatHERS Certifications
- BASIX
- Building Approvals
- Inspections

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Occupation Certificate

Issued under the Environmental Planning And Assessment Act 1979
Section 109C (1) and 109H

Applicant

Name Homestead Homes Pty Ltd
Address 36 Rothwell Street GLENWOOD NSW
Contact No

Owner of building

Name Louis Bedelis
Address c/- Homestead Homes Pty Ltd

Development consents No **NO 137/06**
& Date of determination **8 May 2006**

Construction Certificate

Certificate No CC228/06
Date of issue 28 June 2006

Subject land

Address Lot B DP 404486 116 Elimatta Road
MONA VALE NSW

Building details

Whole of Building
Two storey dwelling
BCA Class 1a
New

Attachments

Other certificates relied upon

Date of receipt **15 January 2008**

Determination Approved

Date of determination **15 January 2008**

Attachments

Final Certificate

I certify that I have been appointed as the Principal Certifying Authority under s109E
I have taken into consideration the health and safety of the occupants of the building
A development consent / complying certificate is in force with respect to the building
A construction certificate has been issued with respect to the plans and specification for the building

The building is suitable for occupation or use in accordance with its classification under the Building code of Australia

Where required a final fire safety certificate has been issued for the building or an interim fire safety certificate has been issued for the relevant part of the building

Where required a report from the Commissioner of fire brigade has been considered

Principal Certifying Authority Sydney Building Approvals Centre

Name Peter Ruck

Accreditation No BPB 0352

SIGNATURE



Date **15 January 2008**

RESIDENTIAL ENGINEERING

CONSULTING ENGINEERS

✓167

18 August 2006

ALL 2000

Homestead Homebuilders Pty Ltd
36 Rothwell Circuit
Glenwood NSW 2768

Our Ref HH213
Your Ref

Bedehs
116 Elmhurst Road, Mona Vale

The footings for the slab for the above residence were required to be pierced due to a variation in the bearing capacity of the foundation material

It is certified that all pier holes were excavated to a firm and uniform shale foundation



A W McCarthy

B Sc (Eng) MIEAust CPEng
Accredited Certifier 311010

RESIDENTIAL ENGINEERING
1/19 Jonathan Street
GREYSTANES NSW 2145

A C N 114 840 158
Phone 02 9896 5494
Fax 02 9636 1064

RESIDENTIAL ENGINEERING

CONSULTING ENGINEERS

167

14
29 August 2006

Homestead Homebuilders Pty Ltd
36 Rothwell Circuit
Glenwood NSW 2768

Our Ref HH213
Your Ref

Bedelis
116 Ehmatta Road, Mona Vale

We hereby certify that the membrane and reinforcing steel to the slab were all placed to our satisfaction in accordance with the structural details ready for the placing of the concrete and that the completed slab will satisfactorily support all normal domestic loads acting upon it and that the building has been located generally in accordance with the approved site plan

It should be noted that this certification applies to the structural components of the floor slab and does not warrant the dimensional accuracy of the building



A W McCarthy

B Sc (Eng) MIEAust CPEng
Accredited Certifier 311010

RESIDENTIAL ENGINEERING
1/19 Jonathan Street
GREYSTANES NSW 2145

A C N 114 840 158
Phone 02 9896 5494
Fax 02 9636 1064



Aldridge Corporation Pty Ltd
PO Box 315, Winston Hills, NSW 2153
Phone 1300 662 514 • Fax 1300 662 517

TEN YEAR GUARANTEE

Project Name & Address: 47 Cobah Road, Arcadia
Customer: Homestead Homes
Material: HPM AC2/PU
Area of application: All required tiled wet areas Internal and External
Applicator: All Seasons Waterproofing
Date of Practical Completion: 07/11/2006

Aldridge Corporation will guarantee the performance of AC2 for a period of ten years subject to the following conditions

The product must be used strictly in accordance with the manufacturer's directions and only for it's intended application

The building must conform with the relevant local and national building authorities code and must be structurally sound

The tiling installation must conform to the relevant Australian Standard for Tiling Practice (as per AS3958 1-1991) The waterproofing installation must conform to the relevant Australian Standard for Waterproofing (as per AS3740-1994) And AS/NZS 4858

Aldridge Corporation will not be responsible for any product which is applied or used otherwise than in strict accordance with the specifications and directions or which is applied or used otherwise than by an authorized applicator. Refer to Technical Data Sheet on the Product

Aldridge Corporation reserves the right to inspect any alleged failure prior to any tampering therewith and will not accept any responsibility unless the company is offered the opportunity to inspect the alleged failure and is given reasonable time to answer such claims

Aldridge Corporation is pleased to offer this extended guarantee as a reflection of the confidence the company places in its products

Yours faithfully
Aldridge Corporation



Paul Aldridge

Supplier of Performance Membranes and Grouts

2 P NO 180

HOMESTEAD HOMES

4 DEC 2006 15 50

PlasmiteTM

PHYSICAL TERMITE BARRIER

PO Box 1582
Toowoomba Qld 4350
Telephone (07) 4633 7200
Facsimile (07) 4633 7115

Protection of Buildings from Subterranean Termites -
Prevention and Detection Certificate of Physical Termite Barrier Installation
Australian Standards AS3660 1 2000

Name of Owner/Builder Homestead Homes
Site Address 116 Elimatta Road Mona Vale

Type of Treatment

- | | | | |
|-------------------------------------|---|--------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Collars to penetrations | <input type="checkbox"/> | Nail & epoxy ant-capping penmeter |
| <input type="checkbox"/> | Sealant to penetrations | <input type="checkbox"/> | Sealant to control joints |
| <input type="checkbox"/> | Penmeter (capping cast into concrete pour - cavity walls) | x | Plasmite Patrol |
| <input type="checkbox"/> | Suspended floor Ant-Capping | x | Piers/posts |

Name of Installer Cedar Pest Control
Address PO Box 1048
Green Valley NSW 2168

Authorised Installer R Pezzano

Date 5 October 2006

Plan of building site showing treated areas or attached plan (please note whilst all care is taken for measurement accuracy it is important to note that diagrams and measurements are approximates only)

(Use of Legend codes to indicate plumbing, piers, steps, treated areas)

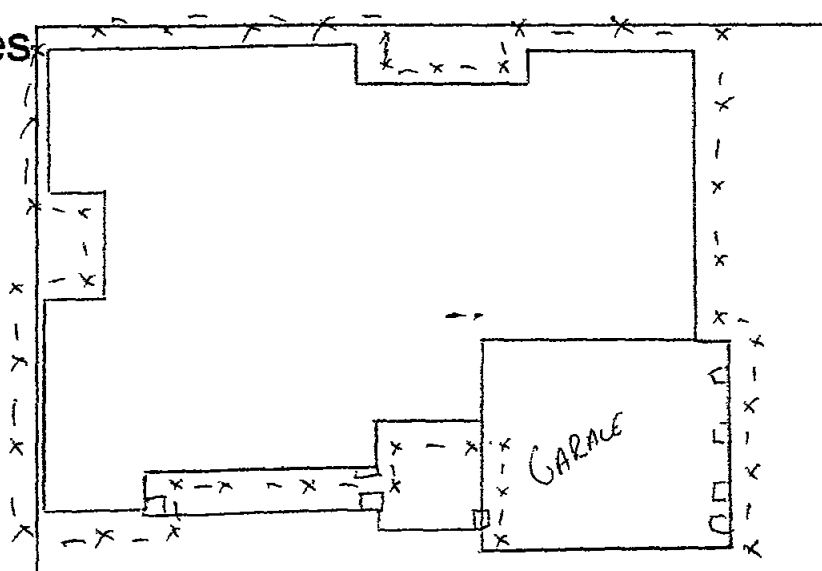
LEGEND:

plumbing line

pier/s

Treated areas

x-x-x x/m



Treatment
to All Piers
Back Patio
Front Patio
&
Garage

N B Annual inspections to A S 3660 1 + Amendments are highly recommended as termites can bridge physical termite barriers at visual inspection zone height

14
1

surveyors report

property:
116 ELIMATTA ROAD
MONA VALE

date 09 January 2007

ref 25332

client:
HOMESTEAD HOME BUILDERS

chadwick**cheng**

chadwickcheng

consulting surveyors

abn 27 446 939 101

sp cheng B SURV M1S AUST

suite 317 / 5 celebration drive norwest business park
po box 7979 baulkham hills bc nsw 2153
dx 9951 norwest

p 8883 2622
f 8883 2633
e admin@cca.net.au

**CLIENT HOMESTEAD HOME BUILDERS
RE BEDELIS**

**REFERENCE 25332
PROPERTY 116 ELIMATTA ROAD
MONA VALE**

We have surveyed the whole of the land edged red on sketch herewith being the whole of the land contained in Certificate of Title Folio Identifier No B/404486 being Lot B in Deposited Plan No 404486 having a frontage of 4 585 metres to Elimatta Road at Mona Vale in the Local Government Area of Pittwater

WE HEREBY CERTIFY that erected thereon is a two storey brick house which stands wholly on the above described land well within the boundaries thereof, and does not encroach upon any adjoining property or street

The property is identified as No 116

In accordance with Section 149A of the Environmental Planning & Assessment Act as amended, for the purposes of a Building Certificate we have noted on the attached sketch the distances of walls and roof overhang relative to the boundaries of the subject land

The property is affected by a Covenant endorsed on Certificate of Title and contained in Transfer No G826720

The fences partly enclosing the subject land stand on and about the boundaries as shown on the sketch

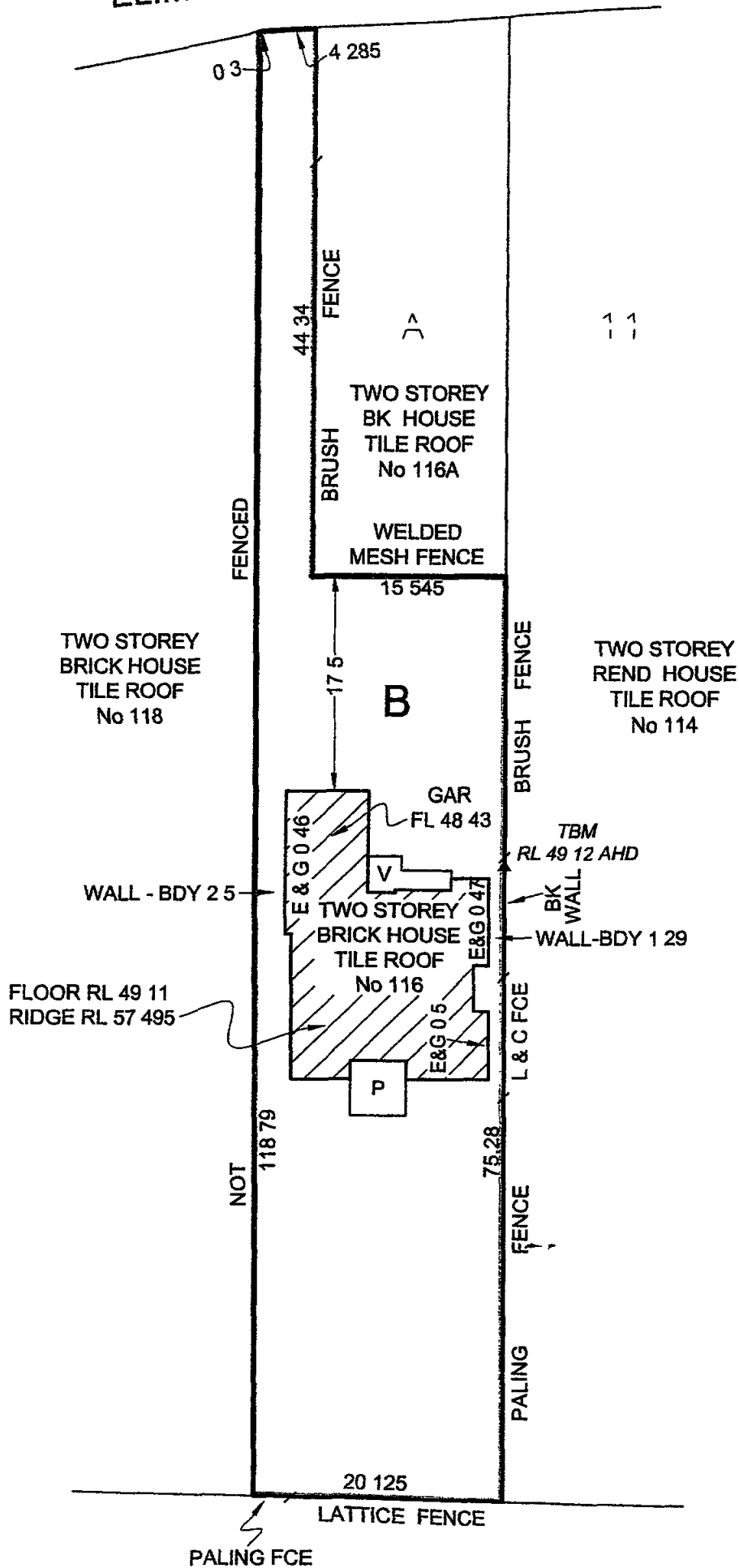
Other than any irregularities in the position of fencing we find no apparent encroachments of note by or upon the subject property

Relevant detail is shown on the sketch herewith together with sufficient information for identification purposes. This survey has been made specifically to identify the position of the new dwelling on the land and should not be used for conveyancing or other similar purposes. Any future development or extensions would require the boundaries to be marked on the ground


REGISTERED SURVEYOR
09 January 2007

SKETCH

ELIMATTA ROAD



DESIGN & INSTALLATION OF ESSENTIAL SERVICES

CERTIFICATE OF COMPLIANCE

(Form 5)

LOCAL GOVERNMENT ACT 1993
CLAUSE 27 LOCAL GOVERNMENT APPROVAL REGULATION 1993

City/Municipality/Shire	PITTWATER COUNCIL		
Date of Certificate	7 TH MARCH, 2007		
Building Name/No	116		
Building Address	ELIMATTA ROAD MONA VALE Code 2103		
Owners Name	MR & MRS BEDELIS		
Owners Address	67 ELIMATTA ROAD MONA VALE Code 2103		

Nature of Essential Services	SMOKE DETECTORS		
Date of Inspection of Test			
Name & Address of person who installed and tested	COLIN JAMES 52 JAMES ST SEVEN HILLS Code 2147		
Name of Company	P & J JAMES ELECTRICAL Pty Ltd		
Address of Company	52 JAMES ST SEVEN HILLS Code 2147		
Was the service found to have been designed and installed and capable of operating to relevant standard?	Yes	State Relative Australian Standard	
	No	AS 3786.	
Signed	Comments ALL ALARMS BEING 240 VOLT		
Contractor	BATTERY BACK-UP AND INTERCONNECTED		
Licence No 26069	NECA Membership No 003722.		

I, <u>COLIN JAMES</u> of <u>P & J JAMES ELECTRICAL P/L</u>	
Certify that the persons who inspected the services, the subject of this Certificate were, to the best of my knowledge and belief competent to conduct those inspections and that the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate	
Signed	Print Name <u>Colin James</u>
Owner/Agent	

Drainage Compliance Certificate

Address: 116 ELMATTA RD MOMB VALE

Project: NEW COTTAGE

Certification Date: 21-11-07

Pursuant to the provisions of Part A of the Environmental Planning & Assessment Regulation 1994

I, MATT CHAMLER of E+C PLUMBING.
(Name of Certifier) (Firm)

32/2 RICHARDS CLOSE NTH ROCKS
(Address)

hereby certify that the STORMWATER / BURIED
(Type of Work)

have been checked and comply with.

a) The approved plans released for construction

b) The relevant Australian Standards listed in the building Code of Australia (specification A1.4)

c) AS 3500 National plumbing and drainage code

d) Councils Storm water policy/codes

e) Drainage connected to a) Street ☐ b) Pit ☐ or c) Council drainage line ☐

comments: 1 10000 LT BELOWGROUND TAP
WITH 3x125'S CONNECTED, 1x WASHING
MACHINE & 1x OUTSIDE TAP

Name of Certifier MATT CHAMLER

Qualifications / experience: LIC PLUMBER / DRAINER

Address: _____

Contact No.: Home _____ Work _____

Mobile 0918 281796 Fax _____

Signature: M. Chamler Date 21/11/07



PAUL SCRIVENER
LANDSCAPE ARCHITECT

Construction certification

Date 26 November, 2007
To The Principal Certifying Authority
Cc Lou Bedellis
Project address 116 Ellimatta Road Mona Vale

Our document ref 2003/1056/DA1

Construction certificate CC 228/06 issued Sydney Building Approvals

This statement is to be read in conjunction with Landscape plans prepared by Paul Scrivener Landscape Architects Pty Ltd (2003/1056/DA1)

This is to certify that the landscaping works were inspected on 26 November, 2007 at the above address and found to be installed correctly and generally in accordance with landscape plans

Please do not hesitate to contact me if further clarification is required

Yours sincerely,

Paul Scrivener

Landscape Architect

Bach App Sc (Env Des) Bach Land Arch AAILDM

PAUL SCRIVENER
LANDSCAPE ARCHITECT PTY LTD
ACN 070 598 882 • ABN 56 070 598 882
PO BOX 795, MANLY NSW 1655
PHONE 02 9907 8011
FAX 02 9948 9527
MOBILE 0417 258 629
www.scrivenerdesign.com

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1

PITTWATER COUNCIL

Tree Application – Conditions of Consent

PLEASE READ CAREFULLY

Applicant LOUIS BEDELIS
ALEXANDRA BEDELIS
116 ELIMATTA ROAD
MONA VALE NSW 2103

Application No T07/125/1

Property No 27586

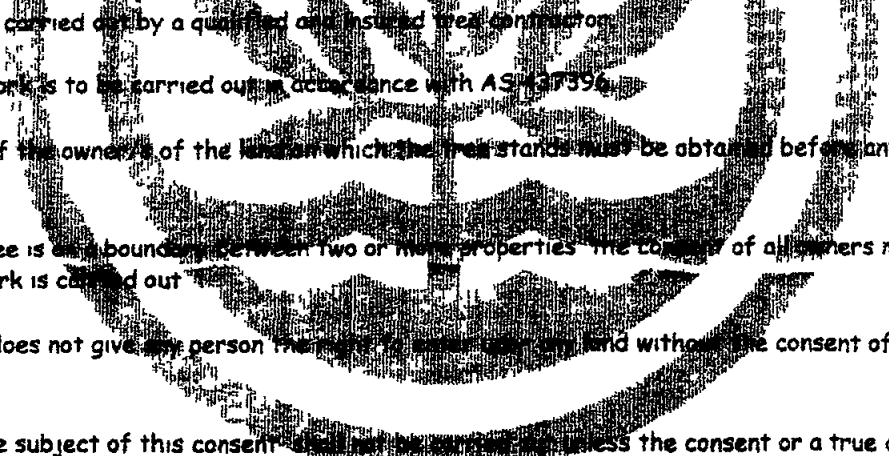
Address of Property 116 ELIMATTA ROAD
MONA VALE NSW 2103

Approved Works Remove 1 x Turpentine Tree on road reserve

Public land or Reserves

Non-essential or cosmetic pruning for additional solar access requires the approval of Council. Such works shall be carried out by an approved contractor, and will be conducted to Council's standards and specifications as determined by Council. The cost of all non-essential works will be the responsibility of the applicant (See attached fact sheet)

GENERAL

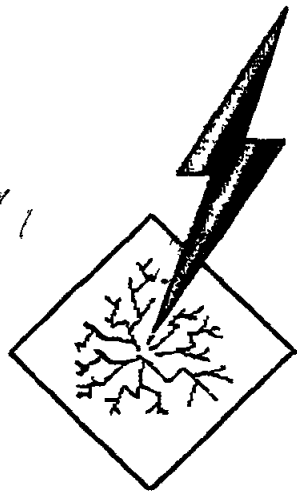
- 
- 1 All work to be carried out by a qualified and insured tree contractor
 - 2 Any pruning works to be carried out in accordance with AS 4373-96
 - 3 The consent of the owner/s of the land on which the tree stands must be obtained before any work is carried out
 - 4 Where the tree is on a boundary between two or more properties the consent of all owners must be obtained before any work is carried out
 - 5 This consent does not give any person the right to enter any land without the consent of the owner/s of that land
 - 6 The works the subject of this consent shall not be carried out unless the consent or a true copy, is displayed on the land on which the works are to be carried out in a position that will enable it to be read from a public place which has a common boundary with the land prior to the commencement of and during the carrying out of the works. Failure to display the consent will render the consent invalid
 - 7 Except as provided in 8 the consent shall lapse if the works which are the subject of this consent have not been completed within 6 months of the date of consent
 - 8 Any consent issued in conjunction with a subdivision, building approval or development consent shall lapse if such approval or consent lapses

Pittwater Council

Customer Service Centre
1 Park Street
MONA VALE

P O Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone 02 9970 1111
Facsimile 02 9970 7150
Internet www.pittwater.nsw.gov.au



**Erina
Glass** Pty Ltd
ABN 49087991571

Licensed supplier of the quality range of
SHEER frameless SHOWER SCREENS
mirror installations, kitchen splashbacks
glass balustrades, glass roofing and all
types of speciality architectural glazing

P O Box 3291
ERINA 2250


Phone 02 4324 8444
Fax 02 4324 8433

GLAZING CERTIFICATE

Date 19/02/07
Client Homestead Homes
Site Address 116 Elimatta Rd
MONA VALE

All Glass Supplied & Glazed for Shower Screens & Mirrors at the above
address are to the Australian Standards AS1288

Regards



Allen House



Trend Windows & Doors Pty Limited
ABN 96 000 433 492

44-52 Mandoon Road
Girraween NSW 2145, Australia

Telephone (02) 9840 2000
Facsimile (02) 9840 2059

PO Box 327
Wentworthville NSW 2145

February 20th, 2007

HOMESTEAD HOME BUILDERS P/L
36 ROTHWELL CIRCUIT,
GLENWOOD NSW 2768

Dear Sir,

RE Job No. 1130781AA & 1133034 Elmatta Rd 116 Mona Vale.

This is to confirm that the Windows and Doors supplied by Trend Windows & Doors Pty Ltd to the above job were glazed-in accordance with AS 1288 - 1994 as per details supplied to Trend Windows at the time of order

Assuring you of our co-operation at all times

Yours faithfully,

A handwritten signature in black ink, appearing to be "M. Smith".

M Smith
Sales Manager

Homestead

INDIVIDUALLY CRAFTED HOMES

Builders Licence 37893 ACN 002 590 472 ABN 80 002 590 472

Wednesday, December 12, 2007

Sydney Building Approvals Centre
Unit 34, 25-33 Alfred Road
CHIPPING NORTON NSW 2170

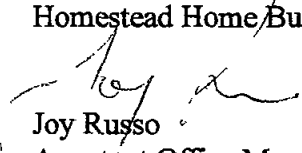
Attention Peter Ruck

C/C No 228/06 - No 116 Elmatta Road, Mona Vale
BASIX Certificate No 54733S

Statement for Completion of Basix Requirements

- ◆ 10,000 Litre Rainwater tanks has been installed which collects rain runoff from at least 330 m² of the roof area and connects to all the WC's and one outside tap
- ◆ Insulation installed R2.5 for the Ceiling and R2.0 for the Walls
- ◆ Hot Water System installed Rinnai Infinity 26 – Rating 5.2 Star
- ◆ All Tapware installed are 3A Rating / WELS Scheme – Certificates attached
- ◆ Toilets installed are Fowler Newport's which are rated 4A and are connected to rainwater tank
- ◆ 2 Outside Taps have been installed (one front & back)
- ◆ Cooling & Heating System Requirements for the Basix have been complied – Certificate attached
- ◆ Natural Lighting has been done as per the Basix requirements
- ◆ Refrigerator space has been made so it is well ventilated
- ◆ Fixed outdoor clothes line has been installed
- ◆ Cooking Appliances installed
Miele KM 390G Gas Cooktop and Miele H 4220 B Electric Oven
- ◆ All ventilation requirements have been done to the Basix specifications

Yours sincerely
Homestead Home Builders Pty Ltd


Joy Russo
Assistant Office Manager

Homestead

INDIVIDUALLY CRAFTED HOMES

Builders Licence 37893 ACN 002 590 472 ABN 80 002 590 472

Wednesday, December 12, 2007

Sydney Building Approvals Centre
Unit 34, 25-33 Alfred Road
CHIPPING NORTON NSW 2170

Attention Peter Ruck

C/C No 228/06 No 116 Elmatta Road, Mona Vale

Assessor No 20390 Certificate No 61171926

Statement for Completion of ABSA Requirements:

All requirements in the ABSA have been done or installed

- ◆ External Walls type – Brick Veneer and Weatherboard
- ◆ Internal Walls type – Plasterboard on studs
- ◆ Floor Type – Concrete
- ◆ Windows – Trend Quantum have been glazed certificate enclosed
- ◆ Boral Concrete Roof Tiles Style Striata
- ◆ Insulation – Ceiling R2.5 installed and Walls R2.0 installed
- ◆ All the ABSA requirements for the Orientation, Exposure, Ventilation and Infiltration have been done

Yours sincerely
Homestead Home Builders Pty Ltd


Joy Russo
Assistant Office Manager

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Guarantee



COMFORT *Plus*

CSR
Bradford
Insulation

Home Insulation & Installation Guarantee

This is to certify that Bradford™ Insulation product has been installed at:

Address 116 Elimatta Rd, Mono Vale

Date of Installation: walls - 13/11/06 ceiling - 6/2/07

Product installed.

Gold Batts (ceiling)

Gold Batts (wall)

Rockwool Batts (ceiling)

Rockwool Batts (wall)

R-Value

R25

R20

R25

It is guaranteed that Gold Batts and Rockwool Batts from Bradford Insulation will meet the following conditions, when installed in accordance with our directions.

1. Last the lifetime of your home.
2. Achieve Early Fire Hazard Performance Indices of Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0, when tested in accordance with Australian Standard 1530 part 3 of 1989 (these are the best results possible).
3. Non-conductive: allergy free; batts will not pack down; mould or deteriorate.
4. Achieve the following thermal resistances:

R4.0 achieves 4.0m² K/W	R3.5 achieves 3.5m² K/W
R3.0 achieves 3.0m² K/W	R2.5 achieves 2.5m² K/W
R2.0 achieves 2.0m² K/W	R1.5 achieves 1.5m² K/W













5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Gold Batts or Rockwool, that damage will be rectified by the installer.

Signed: Brett Nicholson
Group Marketing Manager
Bradford Insulation CSR Limited.
ACN 000 001 278

CSR
Bradford
Insulation

Nº 003211

INFINITY V-SERIES HOT WATER SPECIFICATIONS

Indicative usage examples The number of bathrooms the INFINITY can supply is dependent on water pressure, ambient water temperature and the outlets' water flow capacity	2 3 bathroom homes	1 2 bathroom homes	2 bathroom homes	2 - 3 bathroom homes	2 3 bathroom homes	3 plus bathroom homes
						
	External	External	External	External	Internal	External
Gas Energy Rating						
Order Code Nominate N or L after code for Natural Gas or LPG model.	INF26P	INF16	INF20	INF26	INF26i	INF32
Hot Water Capacity raised at 25°C* (Unmixed Flow Rate)	26 L/min (1560 L/hr)	16 L/min (960 L/hr)	20 L/min (1200 L/hr)	26 L/min (1560 L/hr)	26 L/min (1560 L/hr)	32 L/min (1920 L/hr)
Hot Water Capacity raised at 20°C (Unmixed Flow Rate)	30 L/min (1800 L/hr)	20 L/min (1200 L/hr)	24 L/min (1440 L/hr)	26 L/min (1560 L/hr)	32 L/min (1920 L/hr)	37 L/min (2220 L/hr)
Height x Width x Depth (mm)	503 x 356 x 196	530 x 350 x 194	530 x 350 x 194	530 x 350 x 194	600 x 350 x 234 275	600 x 470 x 244
Weight	17 kg	15 kg	15 kg	15 kg	21 kg	29 kg
Gas Input: Low	23 MJ/h	18 MJ/h	20 MJ/h	23 MJ/h	16 MJ/h	21 MJ/h
Gas Input: High	199 MJ/h	125 MJ/h	160 MJ/h	199 MJ/h	195 MJ/h	250 MJ/h
Water Operating Pressure (kPa)**	190 1000	120 - 1000	160 1000	200 1000	140 1000	180 - 1000
Water Temperature Range (factory pre-set)	13 steps from 37°C up to 55°C*** with Water Controllers					
Antifrost	Standard	Standard	Standard	Standard	Optional	Standard
Colour	Star Metallic	Euro White				
Heat Exchanger Warranty	12 years	10 years				
Parts & Labour Warranty	3 Years (5 Years if two or more Water Controllers are installed in domestic applications)					
Minimum Flow L/min	2.4					
Ignition	Direct electronic ignition with automatic flame sensing					
Gas Type	AGA certified for Natural Gas or LPG					
Electrical Supply	AC 240V 50 Hz (10 amp weatherproof power point required within 500 mm of the unit)					
Water Controllers	Up to 4 Water Controllers can be installed					

The number after the INFINITY refers to the maximum litres of hot water raised at 25°C per minute, i.e. INFINITY 26 is a 26 litre unit.
Continuous flow models are not mains pressure and a difference in pressure might be noticed if you are upgrading from a storage tank.
** These units can be factory pre-set to deliver a maximum temperature of 50°C. This pre-set is only available in certain States. Please contact our HelpLine for further information.
Check local authorities as to whether a tempering valve is also required.
*** All Rinnai INFINITY models will operate at lower pressures, however the specified flow rates may not be achieved.
Gas pipe sizing should be performed using an approved sizing chart, as specified in AS 5601 / AG 601
Water pipe sizing should be in accordance with AS 3500.

Please note: Installation of domestic INFINITY products in commercial applications will reduce the warranty - see our website www.rinnai.com.au for further details.
Rinnai Australia Pty Ltd. reserves the right to make modifications and change specifications without notice.

Phone 13 14 19 for a free brochure on the products listed below

- Solar Hot Water
 - Flame Fires & Space Heating
- Commercial Hot Water
 - Portable Gas Heating
- Electric Hot Water
 - Outdoor Entertaining

TRIM TEMP
7°C
AIR CONDITIONING
Specialists in Residential & Commercial Air-conditioning

Unit 12, 332 Hoxton Park Road
Liverpool NSW 2170
PO BOX 881 Hoxton Park 2171

Phone: (02) 9826 7397

Fax: (02) 9826 7398

ABN: 32 083 515 603

12th December 2007

Homestead Homes
36 Rothwell Cir
Glenwood NSW 2768

FX. 02 96295299

C1001:lc

Compliance of Basix and EER

This is to certify that the Air Conditioner installed at 116 Ellmatta Road, Mona Vale by Trim Temp Air conditioning being a Daikin FDY200/RV200 has an EER of 2.75 for cooling or 3.24 for heating as specified by the manufacturers and is three phase system.

Thank You



Trim Temp Air Conditioning

Homestead

INDIVIDUALLY CRAFTED HOMES

Builders Licence 37893 ACN 002 590 472 ABN 80 002 590 472

Monday, December 10, 2007

Sydney Building Approvals Centre
Unit 34, 25-33 Alfred Road
CHIPPING HORTON N S W 2170

Attention Peter Ruck

No 116 Elmhurst Road, Mona Vale CC No 228/06

This letter is to address the certification of the tapware installed is 3A rating and under the WELS Scheme for the above site address

The tapware installed is
Hansa PradoGreen - Kitchen Mixer (6 Star)
Greens Splendor - Basin and Shower mixers (4Star)
Caroma Starlite - Showerheads (3Star)
Please find certificates enclosed

Yours sincerely
Homestead Home Builders Pty Ltd



Joy Russo
Assistant Office Manager



Australian Government

Department of the Environment and Water Resources

WELS Certificate at Gazettal

Tap Equipment

Brand	DORF CLARK IND
Model Name/Number	Caroma Laser, Caroma Leda Cross, Caroma Liano, Caroma Lumiere, Caroma Lusso Cross, Caroma Lusso Lever, Caroma Starlite, Dorf Banksia, Dorf Bliss, Dorf Bronte, Dorf Fluid, Dorf Kemi Cross, Dorf Kemi Lever, Dorf Kytin, Dorf Loxton
Name	Dorf Clark Industries Limited
Registration Number	R000006A
Licence Number	0001
Relevant Standard	AS/NZS 6400 2005
Date of Registration (gazetted)	23/11/2005
Date when registration should expire	23/11/2010
Nominal Flow Rate	8.0
Water Efficiency Star Rating	3
Test Laboratory Name	CSIRO- BCE North Ryde - Hydraulics Laboratory



Australian Government

Department of the Environment and Water Resources

WELS Certificate at Gazettal

Tap Equipment

Brand	GREENS
Model Name/Number	Artec, Metro, Stamford, Bronte, Lava, Margaroli, Sterling, Quartz, Splendor, Regency, Ascot, Modernmaid, Bastow
Name	Greens Industries Ltd
Registration Number	R000077A
Licence Number	0052
Relevant Standard	AS/NZS 6400 2005
Date of Registration (gazetted)	12/04/2006
Date when registration should expire	28/03/2011
Nominal Flow Rate	7
Water Efficiency Star Rating	4
Test Laboratory Name	Not Available



Australian Government

Department of the Environment and Water Resources

WELS Certificate at Gazettal

Tap Equipment

Brand	HANSA
Model Name/Number	PradoGreen, PradoGreen, VantisGreen, VantisGreen
Name	Hansa Metallwerke AG
Registration Number	R001115A
Licence Number	0063
Relevant Standard	AS/NZS 6400 2005
Date of Registration (gazetted)	05/09/2007
Date when registration should expire	24/08/2012
Nominal Flow Rate	4.5
Water Efficiency Star Rating	6
Test Laboratory Name	QTL Queensland Testing Laboratory Pty Ltd

Our Reference. 362852/MDT MDT

Your Reference

17 December 2007



The Manager
Homestead Home Builders Pty Ltd
36 Rothwell Circuit
GLENWOOD NSW 2768

Attn Ms J Russo

Dear Ms Russo,

Re. Proposed Single Dwelling Development
Property No 116 Elmatta Road, Mona Vale
Final Inspection. Stormwater Management System

We refer to your instructions in relation to this matter and confirm having attended the subject site for the purpose of assessing the status of the as-constructed on-site stormwater drainage system in relation to AFCE Environment + Building design documentation reference 362852, sheet C1, Revision B

At the time of our inspection works associated with the on-site stormwater management system had been completed. We understand that these works were carried out by a licensed plumbing contractor in accordance with specifications outlined in the design documentation. We also understand that progress inspections were undertaken and associated stormwater drainage works approved by the Principal Certifying Authority during the course of construction.

At the time of our inspection we undertook a survey of the principal features of the stormwater system. As a consequence of this inspection we confirm that the on-site stormwater drainage system, as-constructed, was checked and found generally to comply with the design requirements set out on the drawings identified above.

Accordingly, we have enclosed the work-as-executed document dated 14 December 2007 in accordance with the requirements of Pittwater Council.

Should you have any further queries in relation to this matter please do not hesitate to contact Mark Taylor in our Gosford office.

Yours faithfully
Appleyard Forrest Consulting Engineers Pty Ltd

Per

Encl

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