

FINAL OCCUPATION CERTIFICATE

Date Application Received	27.02.17		
Council	Northern Beaches Council - Pittwater	DA Number	NO525/16
Occupation Certificate No.	FOC2017-048	Date Approved	29.09.17
CC No.	CC2017-048	Date Approved	06.03.17
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		

APPLICANT DETAILS

Name	Multidwell Group Pty Ltd	Email	paul@multidwell.com.au
Address	PO Box 1245, Dee Why NSW 2099	Ph No	1300 801 090

OWNER DETAILS

Name	Richard Geeves & Rina Chhoeun	Email	geevesviafilm@gmail.com
Address	2 Old Barrenjoey Road, Avalon Beach NSW 2107	Ph No	0449 895 493

DEVELOPMENT DETAILS

Subject Land	2 Old Barrenjoey Road, Avalon Beach NSW 2107	Lot No	15	DP	27698
Description of Development	New detached secondary dwelling				
Class of Building	1a	Value of Work	\$193,018.00		

THE BUILDING IS SUITABLE FOR OCCUPATION

Certificates attached and relied upon for this decision	Mandatory Inspection Reports, Waterproofing, Structural Engineers, Smoke Detectors, Glazing, Builders Basix Compliance, Basix Completion Receipt, Stormwater, Form 3 Geotech, Council letter re public infrastructure, Builders wall/roof/balustrade design certification,
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RECORD OF INSPECTIONS

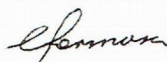
Site Inspection prior to issue of Construction Certificate	02.03.17
Footings – prior to pour	22.03.17
Timber Frame – prior to lining	26.05.17
Waterproofing	08.06.17
Stormwater	26.07.17
Final Inspection	26.07.17
Final Re-Inspection – issue of Occupation Certificate	28.08.17

CERTIFICATION

I, Craig Formosa, as the certifying authority am satisfied that;

- the building will not constitute a hazard to the health or safety of the occupants,
- a current Development Application is in force for the building,
- a current Construction Certificate has been issued for the building in respect to the plans and specifications for the building,
- the building is suitable for its use under the Building Code of Australia, and
- all the prescribed conditions of development consent have been satisfied.

Signed:



Date: 9 October 17

PCA Accreditation No. BPB0124
Accreditation Body: Building Professionals Board

R-417057

FINAL INSPECTION REPORT

LAND TO WHICH THIS FINAL INSPECTION REPORT RESULT SHEET APPLIES

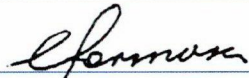
Contact	MultiDwell	Phone	
Address 2 Old Barrenjoey Rd, Avalon			
DA No.	N0525/16	CC No.	2017-048
		CDC No.	

CERTIFICATES REQUIRED ☒ (To be provided all in one set of documents - NO drip feeding please)

<input checked="" type="checkbox"/>	Wet Area Certification for Wet areas Submission of a compliance certificate from an appropriately qualified person verifying the waterproofing of all wet areas were carried out in accordance with the requirements of AS3740 - Waterproofing of Wet Areas in Residential Buildings.
<input checked="" type="checkbox"/>	Structural Engineers Certification for Inspections conducted
<input checked="" type="checkbox"/>	Smoke Alarm Certification Submission of a certificate from a licensed Electrician confirming all required smoke alarms have been installed in accordance with the requirements of Part 3.7.2 of the Building Code of Australia (Vol.2).
<input checked="" type="checkbox"/>	Glazing Certification for Submission of a glazing certificate confirming all glazing has been supplied and installed to satisfy the requirements of AS1288-2006 or AS3959 BAL level
<input type="checkbox"/>	Termite Control Certification Submission of a certificate from a licensed Pest Controller confirming termite protections have been provided in accordance with AS3660.1.
<input checked="" type="checkbox"/>	BASIX Compliance Statement Confirming all requirements have been satisfied.
<input checked="" type="checkbox"/>	Stormwater Certification Submission of a certificate from an appropriately qualified <input type="radio"/> NPER Civil Engineer <input checked="" type="radio"/> Licensed Plumber verifying the adequacy of the stormwater drainage system as installed.
<input type="checkbox"/>	Survey Certification Submission of a certificate from Registered Surveyor confirming the set-out of building & finished ridge height.
<input type="checkbox"/>	Non-slip Stair Tread/Nose Finish Certification Submission of certificate from Applicator in accordance with AS4586.
<input checked="" type="radio"/>	ONS Childsafe Locks on bedrooms
<input type="radio"/>	ONS Continuous Handrail to stairs
<input checked="" type="radio"/>	ONS Non-slip Finish applied to stairs

INSPECTION RESULT ☐ PASS ☒ FAIL S = Satisfactory NS = Not Satisfactory

- 1) Provide Geotechnical Form 3 as per Cond. E2
- 2) Certification required for Stormwater Drainage System as per Cond.E3 & E4
- 3) Provide Councils written approval that all restorations to public infrastructure have been completed satisfactorily as per Cond.E5
- 4) Install Laundry tub to wet area
- 5) Ensure sub floor area is clear of loose earth & achieves compliance with NCC/BCA requirements
- 6) Provide adequate tension to balustrade wires to comply with BCA table 3.9.2.1 namely at post spaces around 1.8m centres or install additional wires.

ACCREDITED CERTIFIER		BPB# 0124	DATE 26/7/17
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IMPORTANT NOTE: It is the Policy of Form Building Certifiers Pty Ltd that an Occupation Certificate will not be issued after the expiration of TWELVE (12) MONTHS from the date of this Final Inspection Report.

PRE CC BUILDING INSPECTION RESULT SHEET

SITE ADDRESS	
2 Old Banerjee Road	
APPLICATION DETAILS	
Name	Multi-shell Group
Address	CC No.
Development Type	Date App. Received
OBSERVATIONS FROM SITE VISIT	
Site Access	<input type="checkbox"/> Existing driveway Crossover <input type="checkbox"/> Battle-axe
Stormwater Drainage	<input checked="" type="checkbox"/> Slope away (see hydraulic design) <input type="checkbox"/> To street
Easements/Sewer/SW	<input type="checkbox"/> Manhole cover <input type="checkbox"/> Open drain/channel
Bushfire Hazard	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Flooding	<input type="checkbox"/> Likely <input checked="" type="checkbox"/> Not likely
Slope of Block	<input checked="" type="checkbox"/> Geotechnical hazard, likely <input checked="" type="checkbox"/> Not likely
Retaining Walls	<input type="checkbox"/> Levels match plans
Set Backs	<input type="checkbox"/> Wall height is same as plan at highest point (measure)
Neighbours Property	<input type="checkbox"/> Works potentially affect neighbours (excavation/zone of influence)
Plans & Specifications	<input checked="" type="checkbox"/> Accurately depict existing site conditions/buildings <input type="checkbox"/> No
Site/Building Features	<input checked="" type="checkbox"/> Comply with BCA <input type="checkbox"/> No
Building Work Commenced	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
COMMENTS	
proposal satisfactory & site conditions reflect accurately the plans & details.	
ACCREDITED CERTIFIER	BPB# 0124 DATE 2/3/17

PHIL MURPHYS PROPERTY MAINTENANCE
PO BOX 435 TERREY HILLS 2084
LICENCE NO 114492C
ABN 62 609 565 274

PROUDUCT: DURABIT.

MANUFACTURER:DURAM INDUSTRIES

PERIOD OF GUARANTEE: SIX YEARS

**PROJECT: 2 OLD BARRENJOEY RD AVALON –
BATHROOM**

CLIENT: MULTIDWELL

In the event of any defect in proofing against water penetration arising out of the material and workmanship, such a defect will be rectified at no cost to the client providing that the company is given notice in writing within fourteen days of any alleged failure to this application.

There shall be no liability for any failure or deterioration of the waterproofing system resulting from interference or damage because of structural cracking, mechanical causes, and point loads moisture entrapment, chemical damage or any other cause beyond the control of this company.

All membranes comply with AS4654 Parts 1 & 2 – 2012 for wet area waterproofing or AS CA55 for bituminous membrane systems. All membranes are applied in accordance with BCA 3.8.1.

This warranty does not extend to consequential damage to other property caused by water escaping through the failure of the above system.

DATED 8 6 2017



PHIL MURPHY

Final Structural Certificate

Address: Multidwell
PO Box 1245 Dee Why NSW 2099

Project: Proposed granny flat
2 Old Barrenjoey Road,
Avalon NSW

Certificate ref: 16116- final

Re: No 2 Old Barrenjoey Road, Avalon NSW

During the construction work on site for the additions and alterations at No 2 Old Barrenjoey Road, Avalon NSW inspections of the following structural items were made:

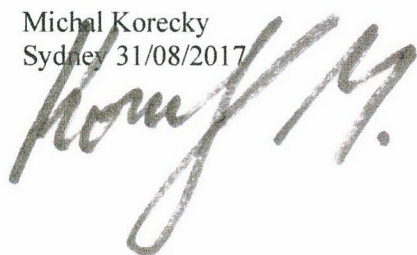
- Footing piers

The structural elements inspected satisfy the design requirements for stability, strength and serviceability in accordance with the relevant clauses of the Australian Standards including AS 1684 (Residential timber-framed construction), AS 1720 (Timber structures), AS 3600 (Concrete Code), AS 2870 (Residential slabs and footings) and AS 4100 (Steel Code).

Geotechnical engineers inspection report confirming required allowable bearing capacity is requested to accompany this certificate.

Yours sincerely

Michal Korecky
Sydney 31/08/2017



SMOKE ALARM CERTIFICATION

Date: 25/08/17

I Bilal Abbas being the licenced electrician and responsible installer, hereby certify that the smoke alarm/s located as follows:

1x living area

2 Old Barrenjoey (property address)

Number of Alarms: 1

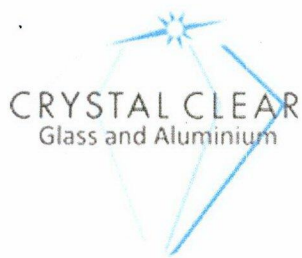
Date of test: 21/08/17

Company name: Urban Sparks Electrical Pty Ltd

Signature :

A handwritten signature in black ink, appearing to read 'Bilal Abbas', written over a horizontal line.

Licence No: 261975c



ABN: 99 083 030 853

Unit 1, 9 Accolade Avenue, Morisset, 2264
Phone: 4973 6529
Fax: 4973 6542
Email: clint@crystalcleargaa.com.au

ABN: 99 083 030 853

Monday, 21 August 2017

Project: 2 Old Barrenjoey Road, Avalon

The aluminium windows and doors supplied to the above project have been glazed in accordance with Australian Standards AS 2047 – 1999 and the recommended practice of the Federal Glass Merchants Association of Australia and in accordance with Australian Standards AS 1288 – 2006.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Clint Jones", with a long horizontal flourish extending to the right.

Clint Jones Lic. No. 132755C
Crystal Clear GAA



multidwell
Australia's Favourite Granny Flats

Multidwell Group Pty Ltd
t 1300 80 10 70
e info@multidwell.com.au
www multidwell.com.au
P.O.Box 1245 , Dee Why, NSW 2099

29 August 2017

Craig Formosa
Form Building Certifiers Pty Ltd
57 Carawa Road
Cromer NSW 2099

Dear Craig

BASIX @ 2 Old Barrenjoey Road, Avalon

Multidwell certifies that it has constructed the secondary dwelling at the above address as per BASIX Certificate No 771679S dated 27/10/16 and confirm that Lighting , Fixtures, Insulation Requirements, Windows and Glazed Door requirements are in accordance with certificate.

Yours sincerely
Multidwell Group Pty Ltd

Paul Mathias
Operations Manager

BASIX Completion Receipt

Receipt no.: CR-IC2CC6JJ-771679S

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.

Secretary

Date of issue: Wednesday, 20/09/2017



Planning &
Environment

Principal certifying authority

Name: Craig
Accreditation scheme: BPB
Accreditation number: 0124

Final Inspection

Date of final inspection: Wednesday, 26/07/2017

BASIX Certificate details

BASIX Certificate no.	771679S
Project name	Greeves Residence (copy of)
Street address	2 Old Earrenjoey Road
Suburb	Avalon Beach
Postcode	2107
Local Government Area	Pittwater Council



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Australia's Favourite Granny Flats

Multidwell Group Pty Ltd
t 1300 80 10 70
e info@multidwell.com.au
www multidwell.com.au
P.O.Box 1245 , Dee Why, NSW 2099

01/08/2017

Craig Formosa
Form Building Certifiers Pty Ltd
57 Carawa Road
Cromer NSW 2099

Dear Craig

Walls and Roof @ 2 Old Barrenjoey rd, Avalon Beach

Multidwell certifies that materials used and method of installation meet the Performance Requirements or Deemed
-To-Satisfy Provisions of Clause 1.2.2 and part 3.5.3 of the Building Code of Australia 2012 Vol 2

Yours sincerely
Multidwell Group Pty Ltd

Paul Mathias
Operations Manager

19 September 2017

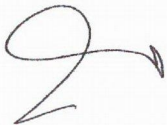
Craig Formosa
Form Building Certifiers Pty Ltd
57 Carawa Road
Cromer NSW 2099

Dear Craig

Balustrade @ 2 Old Barrenjoey Road, Avalon

Multidwell certifies that it has provided adequate tension to balustrade wires to comply with BCA table 3.9.2.1 namely at post spaces around 1.8m centres.

Yours sincerely
Multidwell Group Pty Ltd



Paul Mathias
Operations Manager



GEEVES PLUMBING SERVICES

ACN 057 939 401

ABN 71 057 939 401

PO Box 412 Newport Beach NSW 2106

Telephone 0407470877

Email john@geevesplumbing.com.au

Plumb. Lic No. LI0989 Con. Lic No. 189455C

30/08/17

Multidwell
P.O. Box 1245
Dee Why
NSW 2099

Secondary Dwelling at 2 Old Barrenjoey Rd, Avalon Hydraulic Services Completion Certification

ATTENTION: Ms M MacLennan

Dear Margaret,

I, John Geeves of Geeves Plumbing hereby certify that the Hydraulic Services Installation for the secondary dwelling at 2 Old Barrenjoey Rd, Avalon has been installed in accordance with the design documents and following conditions. The stormwater works have been installed as per Drawing No. 16116 dated 26/10/16.

Other Measures:

Item Description	Standard of Performance
Stormwater Drainage	AS/NZS 3500.3
Sanitary Plumbing	AS/NZS 3500
Cold Water Services	AS/NZS 3500 - 2003
Hot Water Services	AS/NZS 3500.4. Section 8
General Plumbing	AS/NZS 3500 - 2003 and Part J of the BCA

The information contained in this statement is true and accurate to the best of my knowledge

Regards,

Name of Contractor: John Geeves
Company: Geeves Plumbing Services Pty Ltd
Address: P.O.Box 412 Newport Beach NSW 2106
Phone Number: 0407470877
Email: john@geevesplumbing.com.au

Signature

Date

30/8/17

SITE PLAN

01

1:200



0 1 2 3 4 5 10M

SCALE 1:200

SEDIMENT CONTROL FENCE DETAILS

SEDIMENT CONTROL

- I. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- II. CONTROL STRUCTURES TO BE AS DETAILED OR OTHERWISE REQUIRED.
- III. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
- IV. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

NOTES:

1. ALL GLAZING TO WINDOWS AND DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
2. EXTERNAL WALL FABRIC SHALL BE PAINTED WITH A SELECTED COLOUR.
3. AN APPROVAL RATED INSULATION TO ALL EXTERNAL STEEL FRAMED WALLS, AND INSULATION MATERIAL TO BE PLACED IN CEILING SPACE WITHIN THE PERIMETER TO ALL EXTERNAL WALLS TO BE IN COMPLIANCE WITH THE BASIX REPORT.
4. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
5. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.
6. ALL TIMBER FRAMING TO CODE AS1684.
7. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SELECTED COLOUR FINISH.
8. ALL GLAZING TO CODE AS1288.
9. ALL WATERPROOFING TO WET AREAS TO CODE AS3740.
10. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
11. ALL PEST TREATMENT TO CODE AS3660.1-2000.
12. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39.

COLOURS:

ROOF - BASALT
WALLS, GUTTERS - DULUX DOE P14.A3
WINDOWS - WHITE
RAINWATER TANK - GREY

NOTES - REV D
- COLOURS UPDATED

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D	ISSUED FOR APPROVAL	06.04.17
C	ISSUED FOR APPROVAL	14.10.16
B	ISSUED FOR APPROVAL	21.09.16
A	ISSUED FOR APPROVAL	29.08.16
No:	AMENDMENT	DATE

CLIENT'S NAME:	MR & MRS GEEVES
ADDRESS:	2 OLD BARRENJOEY ROAD AVALON

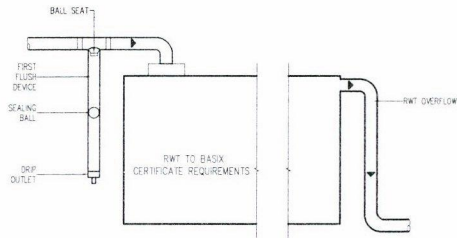
PROJECT NUMBER	95
DATE:	29.08.16
DRAWN BY:	AS
CHECKED BY:	PM
SCALE (A3):	1:200



PO Box 1245
Dee Why NSW 2099
info@multidwell.com.au
T 1300 80 10 70
www.multidwell.com.au

SITE PLAN

001



RWT TANK SECTION (TYPICAL)

1/20

UNDERGROUND SERVICES
DIAL 1100 BEFORE YOU DIG FOR LOCATION OF UNDERGROUND SERVICES PRIOR TO ANY CONSTRUCTION WORKS.
CONTACT TELSTRA FOR WRITTEN PERMISSION TO MAINTAIN OR RELOCATE ANY EXISTING SERVICE PIT.
ALL SERVICES ARE TO MATCH INTO THE NEW FOOTPATH LEVELS. CONTACT THE RELEVANT AUTHORITY FOR ADJUSTMENT TO SERVICES.

EXISTING STORMWATER SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED.

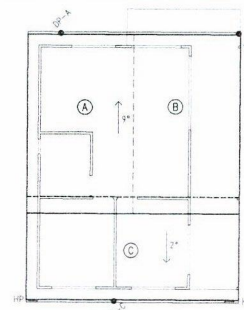
DRAINAGE LINES LOCATIONS ARE INDICATIVE ONLY AND MAY VARY DUE TO SITE CONSTRAINTS. FINAL PIPES LOCATIONS TO BE COORDINATED ON SITE WITH OTHER SERVICES & BUILDERS.

LEAF GUARD
TO BE INSTALLED TO EACH DOWN PIPE.

SUBCATCHMENT AREAS FOR GUTTERS & DOWNPIPES (ARI 20 YEARS)				
VERTICAL DOWNPIPE	SUB-CATCHMENT			
	PLAN AREA (m ²)	CATCHMENT AREA (m ²)	MIN EFFECTIVE GUTTER CROSS-SECT. AREA (mm ²)	DP CROSS-SECT.
A	32.0	34.5	7300	#100 OR 70x75
B	32.0	34.6	7300	#100 OR 70x75
C	31.0	31.6	7300	#100 OR 70x75

EAVES GUTTER SPECIFICATION

EAVES GUTTER GRADIENTS TO BE 1:500 OR GREATER.
EAVES GUTTER TO HAVE AN EFFECTIVE CROSS SECTIONAL AREA AS PER TABLE ABOVE.
DOWNPIPES CROSS-SECTION TO BE AS PER TABLE ABOVE.
FASCIA TO BE A MINIMUM OF 10mm ABOVE GUTTER OVERFLOW.



ROOF PLAN 1/100

LEGEND
VERTICAL DOWN PIPE = ●
HIGH POINT = ▲
DOWN PIPE = ○

GENERAL NOTES
ALL PLUMBING WITHIN THE SITE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PRESCRIPTIONS OF AUSTRALIAN STANDARD AS/NZS 3500.3-2003 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE.
ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
DO NOT SCALE FROM THE DRAWINGS.
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT OR DESIGN ENGINEER.
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND SPECIFICATION.
READ THESE PLANS IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATION.
WHERE NEW WORK ABUTS EXISTING, THE CONTRACTOR SHALL ENSURE THAT A SMOOTH, LEAK PROOF, FREE FROM ABUTMENT CHANNELS, IS INSTALLED.
DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUDES OF TOPSOIL (TOPSOIL DEPTH Varies).
THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. MARK EXISTING SERVICES.
ALL BUILDING SURFACES SHALL BE GRADED TO ENSURE OVERLAND FLOW FROM UPSTREAM AREAS CAN DRAIN AROUND THE FOUNDATIONS, WALLS OF BUILDING.
ALL EXCAVATION SHORING OR EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES, SAA REQUIREMENTS AND THE SPECIFICATION, BY-LAWS AND ORDINANCES OF THE RELEVANT AUTHORITIES.
PROPRIETARY PRODUCTS USED SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE SATISFACTION OF THE SUPERINTENDANT.

EXTERNAL WORKS
ALL ACTIVITIES AND WORKS EXTERNAL TO THE SITE OR THAT AFFECT PUBLIC ROADS ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODES AND STANDARDS.
PUBLIC FOOTPATHS SHALL BE RECONSTRUCTED TO THE SATISFACTION OF COUNCIL'S DIVISION OF ENGINEERING SERVICES. A ROAD OPENING PERMIT SHALL BE OBTAINED FOR ALL WORKS CARRIED OUT IN A PUBLIC OR COUNCIL CONTROLLED LAND. RESTORATION OF LANDSCAPING, PLANTS AND PATHS SHALL BE TO COUNCIL'S REQUIREMENTS. ALL OTHER RESTORATION SHALL BE TO THE SATISFACTION OF THE AFFECTED PARTIES.
WHERE WORKS ARE UNDERTAKEN ON PUBLIC ROADS, ADEQUATE TRAFFIC CONTROL AND GUIDANCE TO MOTORISTS SHALL BE PROVIDED.

DRAINAGE PITS
PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300mm CENTRES AND STAGGERED.
APPROVED PRECAST PITS MAY BE USED.
DRAINAGE 100mm DIA FOR SUBSIDIARY DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INLET OF ALL INLET PIPES. DRAINAGE 150mm SURFACE DRAINAGE TO EXTEND FOR A DISTANCE OF 300mm UPSTREAM OF PIT. FIT EACH PIPES WITH THE UPSTREAM AND DOWNSTREAM.
ALL CONNECTIONS TO THE EXISTING DRAINAGE PITS SHALL BE MADE IN A TRACEABLE AND EASY TO ACCESS MANNER. THE INTERNAL WALLS OF THE PIT AT THE POINT OF ENTRY SHALL BE CLEANLY FINISHED TO ENSURE A SMOOTH PASSAGE.
PIT GRATES AND SLOD COVER SHALL BE CLASSIFIED IN NON TRAFFIC AREAS AND CLASSIFIED IN TRAFFIC AREAS IN ACCORDANCE WITH AS 3996.

DRAINAGE PIPES
EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR LIFTED AND RELOCATED ON THE PLANS.
PIPE LENGTHS MEASURED AND BETWEEN PIT CENTRES.
ALL DRAINAGE PIPES LESS THAN 300mm DIAMETER SHALL BE SLOPE GRADE (JOINT WITH JOINT) WELDED JOINTS (JUNTS). ALL PIPE JOINTS AND FITTINGS SHALL BE VIA PURPOSE MADE FITTINGS.
MINIMUM GRADE TO DRAINAGE PIPES TO BE 1:500 GRADE.
MINIMUM PIPE SIZE TO BE 100mm DIAMETER (4 INCH).
THE CONTRACTOR IS TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING HANGERS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN SYSTEMS OF PIPING.

RAINWATER DECK, WHITE AND SYSTEMS
RAIN WASTE ON THE ROOFS TO BE CARRIED TO THE RAINWATER TANK.
THE RAINWATER TANKS ARE TO BE CONNECTED TO THE RWT AS REQUIRED BY THE EACH CERTIFICATE.
RAINWATER TANKS TO BE CONSIDERED IN ACCORDANCE WITH THE RWT SPECIFICATIONS TO BE PROVIDED FOR RAINWATER TANKS IN RESIDENTIAL PROPERTIES.
PROVIDE ABOVE TOP-UP SUPPLY TO RAINWATER TANKS. ABOVE TOP-UP SUPPLY TO BE BASED ON THE DAILY NON-PORTABLE QUANTITY THAT MAY BE EXPECTED FROM THE TANK.
PROVIDE A MECHANICAL PUMPING ARRANGEMENT TO DRAIN FROM RAINWATER TANKS. PUMP SUPPLYING PROVISION IS NOT INTENDED TO BE USED FOR RAINWATER TANKS. PUMPING ARRANGEMENT MUST COMPLY WITH THE AS/NZS 3500.3-2003.
WELLS TO RAINWATER TANKS MUST BE LOCATED IN PROXIMITY TO THE ENTRY OF FOREIGN MATTER, WELLS OR WELLS.
A SIGN MUST BE NOTED TO THE RAINWATER TANKS AND WELLS (WELLS) AS PER AS/NZS 3500.3-2003. CLEARLY INDICATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR DRINKING CONSUMPTION.
FIRST FLUSH SHALL BE PROVIDED TO EACH DOWNPIPE OR IF PROVIDED.
A SLOD SHALL BE PROVIDED TO THE UPSTREAM END OF DRAINAGE LINE FOR EACH DOWNPIPE TO BE PROVIDED. A SLOD SHALL BE PROVIDED TO THE UPSTREAM END OF EACH DOWNPIPE.
RAINWATER TANKS TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURERS OF STRUCTURAL DRAINAGE DETAILS.
RAINWATER TANKS TO BE PROVIDED WITH A MECHANICAL STRUCTURE OR FITTED USED BY A MECHANICAL TANK.
RAINWATER TANKS MUST BE PROVIDED WITH A MECHANICAL STRUCTURE OR FITTED USED BY A MECHANICAL TANK.
RAINWATER TANKS MUST BE PROVIDED WITH A MECHANICAL STRUCTURE OR FITTED USED BY A MECHANICAL TANK.

SITE DRAINAGE CONCEPT PLAN 1/100

LEGEND
VERTICAL DOWN PIPE = ●
DOWN PIPE = ○
SURFACE RUN OFF = ▲
SEALED TRENCH OFF LID = SSL
FIRST FLASH DEVICE = FFD

DOCUMENT CERTIFICATION

ISSUED FOR: DA AMENDMENT

DATE: 26/10/16

COPYRIGHT:

DESIGN BY:

MICHAL KORECKY

21 MALVA ROAD, NARRAMEDINA NSW 2699

AKIN: 79 382 130 234

EMAIL: m.korecky@plandesign.com.au

PHONE: 99813332

MOB: 0438148944

PROJECT:

PROPOSED GRANNY FLAT

NO 2 OLD BARRENJOEY ROAD

AVAILON

CLIENT:

MULTIDWELL GROUP PTY LTD

DATE: 26/10/16

SCALE: AS NOTED

DRAWN: MK

ISSUE: 1

DRAWING NO: 16116

SHEET: SW-1

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	Name of Applicant
Address of site	2 Old Barrenjoey Road, Avalon

Declaration made by geotechnical engineer on completion of the Development

I, Ben White on behalf of White Geotechnical Group Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 28/7/2017

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 the organisation/company a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: Geotechnical Report 2 Old Barrenjoey Road, Avalon
Report Date: 02/11/16
Author : BEN WHITE
Author's Company/Organisation: WHITE GEOTECHNICAL GROUP PTY LTD

- ☒ 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 15/11/2016.


D.A. No. N0525/16 Date consent given 24/01/2017

☒ has been constructed in accordance with the intent of the Geotechnical Report, and 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.

No ongoing maintenance required.


Signature
Name Ben White
Chartered Professional Status MSc Geol AusIMM CP GEOL
Membership No. 222757
Company White Geotechnical Group Pty Ltd

Sazzad Sarker, Asset Development Engineer
9am to 4:30pm Mon - Fri
Phone 9970 1352

07 September 2017

Margaret MacLennan
Multidwell Group Pty Ltd
PO Box 1245, Dee Why, NSW 2099

Dear Sir/Madam,

Re: Final inspection of Works in Road Reserve at 2 Old Barrenjoey Road, Avalon Beach NSW 2107.

DA No. N0525/16- Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 06 September 2017.

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

Sazzad Sarker
ASSET DEVELOPMENT ENGINEER