

DK BUILDING CERTIFIERS

PTY LTD
BUILDING CERTIFICATION & FIRE SAFETY CONSULTANTS

SUITE 4, 470 SYDNEY ROAD, BALGOWLAH NSW 2093
PO BOX 929 BALGOWLAH NSW 2093
TEL: 9400 2335 FAX: 9400 2405
email: info@dkbuilding.com.au
ABN: 96 097 502 700

Our ref: 03023-5/dos

1st August 2007

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

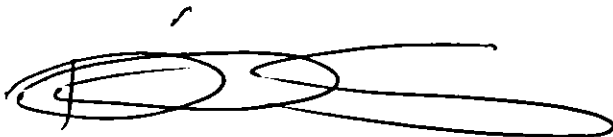
Dear Sir

**Re: 4 ELWYN CLOSE, MONA VALE – Alts & Adds & Garage
INTERIM OCCUPATION CERTIFICATE DETERMINATION No 03023-OC
DA No N0823/02**

Please find attached my determination of the Interim Occupation Certificate, (excluding the swimming pool), together with a cheque for \$30.00 being the lodgement fee for the above mentioned certificate including all relevant details for your records.

If you require any further information or explanation, please do not hesitate to contact me.

Yours faithfully
DK Building Certifiers Pty Ltd



Damian O'Shannassy
Executive Director
AIBS Accredited Building Surveyor
Accredited Certifier No BPB0306

R. 220372
3/8/07

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Form 12

Interim Occupation Certificate Determination

Determination

type of certificate	Interim Occupation certificate (Alts & adds & garage – Excluding swimming pool)
approved/refused	approved
date of determination	1 st August 2007

Subject Land

Address	4 Elwyn Close, Mona Vale NSW 2103
Lot no./ DP/MPS, etc. volume/folio	Lot 8, DP 223599

Attachments

- Roof Trusses Certificate from Fleetwood Timbers Pty Limited dated 3rd April 2003
- Engineers Certificate from D A Nielsen & Associates Pty Limited dated 13th October 2004
- Plumbing and Drainage Work Certificate of Compliance from Greg Randall dated 10th February 2004
- Waterproofing of Wet Areas Certificate from Beecraft Pty Limited dated 13th October 2004
- Glazing Certificate from Hanlon Windows Australia Pty Limited dated 7th October 2004
- Certificate of Compliance - Smoke detector installation from Dron Electrical Contractors dated 30th October 2004
- Surveyors Report from K H Zeggelink & Associates Pty Ltd dated 22nd June 2007
- Certificate of Structural Design – Storm Water Detention tanks from T J Taylor Consultants Pty Ltd dated 27th July 2007
- Certificate of Compliance – Landscaping from Tramonte Jensen Landscape Architecture dated 6th November 2006
- Building Certificate no BC0105/07 from Pittwater Council dated 20th July 2007
- Interim Occupation Certificate Application form.

Right of Appeal

Under a Section 109K, where the certifying authority is a council, an applicant may appeal to the land and Environment Court against the refusal to issue an occupation certificate within 12 months from the date of the decision.

Applicant

Name
Address
Contact no. (telephone/fax)

Bruce Carey - Beecraft Pty Limited
6A Larool Road, Terry Hills NSW 2084
Ph: (02) 9450 1530 Fax: (02) 9486 3337

Owner

Name
Address
Contact no. (telephone/fax)


Kim & Kay Hewitt
4 Elwyn Close, Mona Vale NSW 2103
Ph: (02) 9450 1530 Fax: (02) 9486 3337

Certificate

Certificate Final

- I Damian O'Shannassy certify that:
- The health and safety of the occupants of the building have been taken into consideration
- I have been appointed as the principal certifying authority under Section 109E
- A development consent is in force with respect to the building
- A construction 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,

signature
endorsement date
Certificate no.


1st August 2007
03023-IOC

Principal Certifying Authority

name of principal certifying authority
where accredited certifier:
accreditation no.
contact no.
address
date

Damian O'Shannassy
Building Professionals Board No BPB0306
Suite 4, 470 Sydney Road, Balgowlah NSW 2093
Ph: (02) 9400 2335 Fax: (02) 9400 2405 Mobile: 0402 029963

Development Consent

number and date of determination

N0823/02 Date of Determination: 22/11/02 (Pittwater Council)

Construction Certificate

number and date of determination

03023-CC Date of Determination: 24/7/03

BCA Classification

1a & 10a

FLEETWOOD TIMBERS PTY LTD

PAGE: 1 of 4

9 LUCCA RD WTH WYONG 2259 ABN 24003640300 Ph(02)43332611 Fax(02)43311611 EMAIL: fleeta@iprimus.com.au

ENGINEERING REPORT

JOB NUMBER: B655A

DATE: 03/04/2003

CLIENT:
BEECRAFT BUILDING

SITE ADDRESS & STRUCTURE TYPE:
4 ELWYN CLOSE
MONA VALE
House

** GROUND FLOOR **

DESIGN DATA:

The designs from which the truss details were extracted, have been carried out in accordance with the criteria listed for each area. The program used was developed by fully qualified engineers employed by : Multinail Australia.

This is to certify that the prefabricated timber roof trusses and pre-cut hip end members supplied to the above project identification were manufactured using MULTINAIL metal connectors and detailed using MULTINAIL computer truss design programs.

All designed trusses and pre-cut members utilize the following SAA codes:

AS 1170 Part I:	SAA Loading Code
AS 1170 Part II:	SAA Wind Loading Code
AS 1720 :	SAA Timber Structures Code
AS 1649 :	Determination of basic working loads for metal fasteners for timber.
AS 4100 :	SAA Steel Structures Code (when reqd)
AS 4600 :	SAA Cold-formed steel structures code (when reqd)

All trusses must be braced and erected in accordance with AS4440, Installation of nailplated timber trusses, in conjunction with all local building authority requirements, and any other supplied details.

MULTINAIL TrueSource Version 5.06.01 Thursday April 3, 2003 7:48 AM (User ID: CYB)

21/10/2004 11:56 +61-294863337

BEECRAFT PL

PAGE 02

TO :
FROM :
PHONE NO. : 94863337

OCT. 13. 2004 12:02PM P 2
PHONE NO. : 61 2 94891083

D.A. Nielsen & Associates Pty. Ltd.
Consulting Engineers ABN 32 000 912 309

12 Daly Ave. Wahroonga NSW 2076
Ph. (02) 9489 1314 Fax. (02) 9489 1083
Email: walmex@bigpond.com

13 October, 2004

Reference 33090

The General Manager
Pittwater Council
PO Box 882
MONA VALE 1660

Dear Sir,

Alterations & Additions at 4 Elwyn Close Mona Vale

This is to certify that we observed construction at the above site, as follows:

Footings and pavements with reinf. steel in place prior to placement of concrete;

Timber framing for ground and first floor additions prior to sheeting.

These elements were constructed in accordance with our details and instructions and will comply with the relevant provisions of Australian Standards as referenced in the BCA including AS1170.1 & .2, AS1684, AS3600 and AS4055.

The design of timber roof trusses remains the responsibility of the Supplier thereof, as is usual practice.

Yours Faithfully
D.A. Nielsen & Associates Pty. Ltd.



D.A. Nielsen B.E., C.P.Eng.
Director

PLUMBER'S CERTIFICATE OF COMPLIANCE

Owner's Copy

For Plumbing and Drainage Work

Serial No D167100

Please supply requested information fully and neatly to ensure the prompt issue of the permit.

PROPERTY & OWNER DETAILS

Lot No.	Street	Suburb
	Elwyn Close	MONA VALE
City/Town	Postcode	Nearest Cross Street
STUART	2103	
Owner's Name	Full Address	
William Beecraft	4 Elwyn Close Mona Vale	

LICENSEE'S DETAILS

Licensee's Name	Address for Notices	Phone No.
AL CANHAM	8 Nathan Rd Newport	
License No.	Expiry Date	Contractors Authority No.
13459	30.11.2004	
		Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No.	Size of Pipework Main to Meter	Main Size-Size of Tee to be cut into Main	Size of Valve
		OR	
Reference No.	Size of Meter	Meter No.	Drilling Date/Time
Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:			
<input checked="" type="checkbox"/> Carry out work of Water supply			
<input type="checkbox"/> Draw water from Water Authorities Supply, stand pipe or sell water so drawn			
<input type="checkbox"/> Install, alter disconnect or remove a meter connected to service pipe			
<input type="checkbox"/> Install, alter disconnect or remove a backflow prevention device			
		Fittings to be Connected	Number Existing
		W.C.	1
		Basin	1
		Bath	1
		Shower	1
		Kitchen	1
		Laundry	1
		Other	

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected:		Fittings to be Connected	Number Existing	Number Proposed
<input checked="" type="checkbox"/> Carry out work of sanitary plumbing/drainage		W.C.	1	3
<input checked="" type="checkbox"/> Carry out work of Stormwater drainage		Basin	1	2
<input type="checkbox"/> Connection to Sewer		Bath	1	2
<input type="checkbox"/> Connection to stormwater system		Shower	1	2
		Kitchen	1	1
		Laundry	1	1
		Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount	Receipt No.	Building Fee	Receipt No.
20/10/04	\$		\$	
Authorising Officer	Office	Drainage No./Date		

Date of Commencement of Work	Estimated Date of Completion	Signature of Licensee
10/12/2004	10/12/2004	

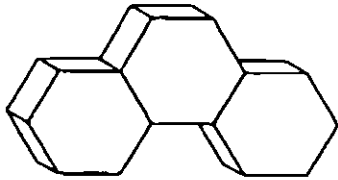
In respect of authorised work carried out by me at the above-mentioned property I certify that:

- The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority.
- The work has been installed using only authorised pipes, fittings and fixtures.
- The completed work has been tested as required by the Local Authority and has passed such tests.
- In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice.
- Meter No. that was fixed.
- The work was completed on

If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector at any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed.

Signature of Licensee



Beecraft^{Ph}
**BUILDING CONTRACTORS,
DESIGNERS & CONSULTANTS**

6A Larool Rd
Terrey Hills
NSW 2084
Licence No. 139095C

Ph: (02) 9450 1530
Fax: (02) 9486 3337
Mobile: 0418 239 322
ABN 44 002 281 263



13th October 2004

D.K. Building Certifiers Pty. Ltd.
P.O. Box 929
BALGOWLAH, NSW. 2093

Attention: Damian O'Shannassy

Dear Damian

**Re 4 Elwyn Close, Mona Vale -
Certificate re Waterproofing of Wet Areas**

This is to certify that the wet areas at the above address have been installed in accordance with AS3740, using superflex acrylic membrane and fibreglass reinforcing.

Yours faithfully

Darren R Mills
Project Manager



A.B.N.12 000 957 228
A.C.N. 000 957 228

7th October, 2004

Beeecraft Pty Ltd
6a Larool Rd,
Terry Hills
NSW 2084

RE: 4 ELWYN CLOSE, MONA VALE

Dear Darren,

Windows to the above mentioned project have been supplied in accordance with our quotation No(s): QS60125, QS60124 & QS60126 dated 14-04-2003.

We advise that with the introduction of the new Australian Standard for Windows AS2047-1999, all our windows and doors bear a label to indicate they are manufactured and glazed to the Australian Standard which covers AS1288-1994 and AS2208-1996.

Please refer your certificate requirements to this labelling system.

Regards,

Steve Duck
Business Development Manager
0408 440 623

HANLON  **WINDOWS AUSTRALIA PTY. LIMITED**

Unit 3 - 1451 Pittwater Road, Narrabeen NSW 2101
Tel: (02) 8970 5555 Fax: (02) 8970 5666

DRON ELECTRICAL CONTRACTORS
Electrical, Data, Communications
CCTC Systems & Security Alarms
33 Wabash Avenue Cromer 2099
02 9972 3710 or 0419 249 836
ABN 847 7161 7780

DRU NEWLING
Adv. Dip Electrical Eng
Member Institution of Engineers
Electrical Lic. No: 70980C
Cabling Lic. No: A011865
Security Lic. No: 408850842

SMOKE DETECTOR INSTALLATION

FOR:

Mr Kim HOWITT
4 Elwyn Close
Mona Vale 2103

- *This is to confirm that 2 smoke detectors were installed at the above mentioned address.*
- *The installation of these smoke detectors complies with the Australian Standard 3786 and Part 3.7.2 of the Building Code of Australia.*
- *This letter also confirms that these smoke detectors were installed by a qualified, licensed Electrician, license number 70908C.*



Dru Newling.
30 October 2004



K.H. Zeggelink and Associates Pty. Ltd.

CONSULTING SURVEYORS

B.SURV REGISTERED SURVEYOR M.I.S. AUST.
A.B.N. 66 003 540 976

SURVEYORS REPORT

Beecraft P/L
Building Contractors Designers & Consultants
6a Larool Road
Terrey Hills NSW 2084

RECEIVED
27/6

our ref.: L 3296
your ref.:
date : 22 June 2007

att.: Alison Hall

Dear Alison,

Re: new roof levels
Property: 4 Elwyn Close, Mona Vale

As requested, we have determined Relative Levels (RLs) of the roof ridges of the additions as follows:-

<u>R.L.</u>	<u>description</u>
36.95	Garage roof ridge level
42.58	First floor level addition, main roof ridge
40.3	Single storey rear addition, roof ridge level (east-west direction)
39.87	Single storey rear addition, roof ridge level (north-south direction)

RLs are based on the same datum (AHD) as our prior detail survey.

Yours sincerely,
Karl Zeggelink

10211



T J TAYLOR CONSULTANTS PTY LIMITED

ABN 98 002 360 054

Consulting Civil and Structural Engineers

'Seascope', Suite 7, 22-26 Fisher Road, Dee Why, NSW 2099
Telephone: 9982 7092 Fax: 9982 5898 Email: taylor_consultants@tpg.com.au



The Association of
Consulting Engineers
Australia

27 July 2007
Our Ref: DMS:sk 30402

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

Re: Stormwater Detention Tank – 4 Elwyn Close, Mona Vale

This is to certify that an inspection was undertaken on the stormwater detention tank on the completion of construction and advise that this detention tank was generally in accordance with the design detention plans and nothing significant was observed during the course of the inspection to suggest that the general intent of the design had not been followed.

This construction appeared to meet accepted standards of engineering practice and Council's requirements.

Yours faithfully,

D SCHAEFER
BE(Civil)MIEAust

C07/ 30402C01

TRAMONTE JENSEN

Landscape Architecture

Level 1 722 Pittwater Road
Brookvale NSW Australia 2100
PO Box 296 Brookvale NSW 2100
Telephone: 61 2 9938 6100
Facsimile: 61 2 9938 1711
W: www.tramontejensen.com.au

6 November 2006

Compliance Certificate Landscape Works Completion

DA No. N 0823 / 02
Property: 4 Elwyn Close Mona Vale NSW 2103

Pursuant to the provisions of **Clause A2.2 of the Building Code of Australia**, I hereby certify that the above works are in accordance with normal landscape architectural practice and meet the requirements of the Building Code of Australia, Environmental Planning and Assessment Regulations, relevant Australian Standards and relevant conditions of the Development Consent.

In particular the design is in accordance with the following DA Conditions:

Condition (s) E10W Landscaping

I am an appropriately qualified and competent person in this area being listed as a Registered Landscape Architect with the Landscape Professions Board of NSW and as such can certify that the completion of the works comply with the above and which are detailed on the following drawings:

Landscape Plan

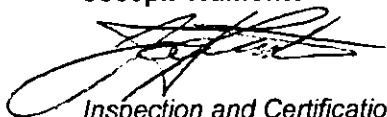
Drawing No. 332.01
Dated 22 September 2002
prepared by Tramonte Jensen Pty Ltd

CERTIFICATION

I possess Professional Indemnity Insurance to the satisfaction of the building owner or my principal, and hold the following qualifications:

Bachelor of Landscape Architecture (UNSW), Registered Landscape Architect (Landscape Board)

Yours faithfully
Joseph Tramonte



Inspection and Certification conducted by:

Tramonte Jensen Pty Ltd Landscape Architects
Joseph Tramonte
Bachelor of Landscape Architecture (UNSW)
Associate Australian Institute of Landscape Architects
Registered Landscape Architect



BUILDING CERTIFICATE NO: BC0105/07

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING

Property Address: **4 ELWYN CLOSE MONA VALE NSW 2103**

Nearest Cross Street: **EMMA STREET** Side of Street: **WESTERN**

Classification of Building: **1a, 10a** Whole/Part: **Whole of Building**

Description: **A one and two storey rendered and weatherboard sole occupancy dwelling with a metal roof together with a detached rendered garage with a metal roof**

Date of Inspection: **19/07/2007** Owner: **K L HOWITT & K L HOWITT**


Legal Description of Land: **Lot 8 DP 223599**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by K H ZEGGELINK & ASSOC PTY LTD, dated 22/06/2007, Ref No C 3296.

Dated **20/07/2007**

Mark Ferguson
GENERAL MANAGER

per: 

Applicant's Name: **BEECRAFT PTY LTD, 6A LAROO RD TERREY HILLS NSW 2084**

NB:

- 1. An order made or proceedings taken in contravention of this certificate is of no effect.
- 2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.

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email: info@dkbuilding.com.au

ABN: 96 097 502 700

Application for an occupation certificate

If you want to occupy or use a new building, or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You need to apply to the principal certifying authority you have appointed for the development if you want to occupy or use a new building. Otherwise you can apply to a certifying authority (either your council or a private certifier).

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☒ Dr ☐ Other ☐

Your first name

KIM + KAY

Your family name

HOLJITT

Flat/street no.

4

Street name

ELWYN CLOSE

Suburb or town

MONA VALE

State

NSW

Postcode

2103

Daytime telephone

99973906

Fax

Mobile

0439505302

Email

kayh5@optusnet.com.au

2. Identify the land

Flat/street no.

4

Street name

ELWYN CLOSE

Suburb or town

MONA VALE

Postcode

2103

Lot no.

8

Section

DP/MPS no.

223599

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Details of the development approvals granted

Is development consent required for the development?

No ☐

Yes ☒

Has development consent been granted after a development application was made?

Yes ☐

What is the development application no.?

N0823/02

What date was development consent granted?

22/11/02

No ☒

Has a complying development certificate been issued?

No ☐

Yes ☐

What is the complying development certificate no.?

What date was the certificate issued?

Has a construction certificate been issued for the building? *A construction certificate is not needed if a complying development certificate has been issued.*

No ☐

Yes ☒

What is the construction certificate no.?

03023-CC

What date was the certificate issued?

24.7.03

4. Identify what you want to do

*If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an **interim occupation certificate**. If you want to occupy or use a new building that has been completed, or change the whole use of an existing building, you need a **final occupation certificate**.*

Are you going to occupy or use a new building?

No ☐

Yes ☒

Is the building:

☒ partially completed?

☐ completed?

Are you going to change the use of an existing building?

No ☒

Yes ☐

Do you want to change:

☐ the use of part of the building?

☐ the whole use of the building?

5. Describe the building

If you are applying for an occupation certificate for part of a building, describe the part of the building:

Application for Interim Occupation Certificate
for the house.
Swimming pool will not be constructed at this stage

For what purpose do you propose to use the building or part of the building?

Residential Home.

For a new building:

What is the class of the building under the Building Code of Australia?

19 + 109.

This can be found in the development consent or complying development certificate.

To change the use of an existing building:

What is the class of the existing building under the Building Code of Australia?

What is the new class of the building under the Building Code of Australia?

This can be found in the development consent or complying development certificate.

6. Information to be attached to the application

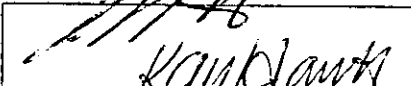
Please indicate the documents you have attached by placing a cross in the appropriate boxes ☐:

- ☐ a copy of the final fire safety certificate, where relevant
- ☐ any other certificate or document on which you rely, eg a compliance certificate.

7. Signature

The applicant, or the applicant's agent, must sign the application.

Signature



K HOWITT
Kay Howitt

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

8. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Date received: 1/9/07 at DK Building Certifiers Pty Ltd

