



Get Certified

BUILDING SERVICES PTY LTD

MANLY COUNCIL
REGISTERED BY RECORDS

12 APR 2010

RESPONSIBLE OFFICER _____

DOCUMENT NUMBER _____

OCCUPATION CERTIFICATE N° 100/09

APPLICANT

Julian Small & Natalie Mitchell
C/- Gremmo Homes Pty Ltd
PO Box 6420
Baulkham Hills NSW 2153

OWNER

Julian Small & Natalie Mitchell
C/- Gremmo Homes Pty Ltd
PO Box 6420
Baulkham Hills NSW 2153

DEVELOPMENT APPLICATION or COMPLYING DEVELOPMENT CERTIFICATE (see Note 1)

Development Consent N° 468/07 & Section 96

Date of Determination: 8/7/2008 & 30/12/2008

CONSTRUCTION CERTIFICATE

Certificate N° 08/147

Date of Issue: 23/2/2009

SUBJECT LAND

Lot 38, DP 1066980, 28 Wakehurst Parkway, Seaforth

BUILDING DETAILS

Whole Building:

Building Code of Australia Class:

Use:

New or Existing:

Whole Dwelling & Fencing/Retaining Walls

1a & 10b

Residential

New

The building classification must be the same as that specified in the development consent or complying development certificate

ATTACHMENTS

Get Certified Inspection Report Sheets for Commencement/Piers, Ground Floor Slab, Stormwater, Frame & Wet Area, Final Inspection Report & Final Re-inspection

Certification: Termite Treatment, Survey, Plumbers Certification for Rain Water Tanks x 2, Smoke Detector Installation; Shower Screen Glazing, General Glazing, Weta Area Flashing, Hot Water, Water Fixtures, Insulation, Air Conditioning Unit, Basix Certification, Structural Engineers for Piers, Slab & Stormwater, Structural Engineers certificate for Retaining Walls & Fences, Landscaping & Maintenance Agreement & Stormwater 'WAE'

DATE OF RECEIPT

15 December 2009

TYPE OF CERTIFICATE

Final Certificate

Approved - Date of Determination 8 April 2010

RIGHT OF APPEAL

Under 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.

FINAL CERTIFICATE

I, Greg Hough, certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E
- I have taken into consideration the health and safety of the occupants of the building

C:\Documents and Settings\Owner\My Documents\Get Certified Building Services\Clients\G\Gremmo Homes\28 Wakehurst Parkway, Seaforth\OCCUPATION CERTIFICATE.doc

\$30.00
R/N 684613
12/4/2010

- A Development Consent/Complying Development Certificate 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
- 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 (see Note 2)
- Where required, a report from the Commissioner of Fire Brigades has been considered

PRINCIPAL CERTIFYING AUTHORITY

Greg Hough

Get Certified Building Services Pty Ltd

Accreditation No:BPB0186

Accreditation Body: Building Professionals Board

17 Murrell Place

DURAL NSW 2158



Greg Hough
Appointed PCA

Note 1 Before an Occupation Certificate may be issued, the certifying authority must be satisfied that:

- A development consent or a complying development certificate is in force with respect to the building, and
- A construction certificate has been issued with respect to the plans and specifications for the building

Note 2 A Final Fire Safety Certificate or Interim Fire Safety Certificate is not required for a Class 1a or Class 10 building

Note 3 For the purposes of notifying a Council under Clause 79L(2)(1) of the Regulation of the determination of an application an accredited certifier must forward all sections of this form, including all attachments to the relevant Council where they have not been previously forwarded to Council



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INSPECTION REPORT SHEET

Client

Julian Small	Date Inspection Booked	14/4/09
& Natalie Mitchell	Date Inspection Required	20/4/09
	COCDC No:	081147
	Time of Inspection:	12.00 noon

Address 28 Wakehurst Parkway Seaford
Proposal Dwelling
Type of Inspection Commencement / Piers
Inspection Booked By John Lehn - Gremmo Homes
Phone No: 0419 275 579 Fax No: _____

Result

- ☒ The work was satisfactory
☐ Complete the works below and request a re-inspection
☐ Complete the works below and proceed with construction
☐ Contact us immediately prior to proceeding

Comment

Commencement OK - See
at the rear to be protected
signage w.c. Security fence
provided.
400 \$ piers to rock as
per detail & satisfactory

Action

- ☐ Component/installation certificate required from installer
☐ Engineers Certificate required
☐ Satisfactory to issue Occupation Certificate

Signed: [Signature] Name: Wal. Dower
Date: 20/4/09 Time: 12.30
DA No: 468/07 + 596 Accreditation No: BPB0099
Accreditation Body: **Building Professionals Board**



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INSPECTION REPORT SHEET

Client

Julian Small	Date Inspection Booked	22/4/09
2 Natalie	Date Inspection Required	27/4/09
Mitchell	CCCDC No:	08/147
	Time of Inspection:	12 noon

Address 28 Wakehurst Parkway Seaford
Proposal Dwelling
Type of Inspection Ground Floor Slab
Inspection Booked By John Leihn - Gremmo Homes
Phone No: 0419 275 579 Fax No: _____

Result

- ☐ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☒ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment Slab set out satisfactory
Not fully completed at
time of inspection

Structural Engineer to certify

Action

- ☐ Component/installation certificate required from installer
- ☒ Engineers Certificate required
- ☐ Satisfactory to issue Occupation Certificate

Signed: [Signature] Name: Creg Haugh
Date: 27/4/09 Time: 12.30pm
DA No: 468/07 & Sec 96 Accreditation No: BPB 0186

Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Julian Small	Date Inspection Booked 30/4/09
& Natalie	Date Inspection Required 1/5/09
Mitchel	CCCDC No: 08/147
	Time of Inspection: lunchtime

Address 28 Wakehurst Parkway Seaforth

Proposal Dwelling

Type of Inspection Stormwater

Inspection Booked By Steve

Phone No: 0418 234 203 Fax No:

Result

- ☒ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment

S/W drainage lines
said as per detail
& OK.

O.S.D. Tanks at the front of
dwelling & connection to
street gutter NOT installed

Action

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☐ Satisfactory to issue Occupation Certificate

Signed: *[Signature]*

Name: Wal. Damer

Date: 1/5/09

Time: 12:30

DA No: 468/07, 596

Accreditation No: BPB0099

Accreditation Body: Building Professionals Board



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INSPECTION REPORT SHEET

Client

Julian Small	Date Inspection Booked	16/7/09
& Natalie Mitchell	Date Inspection Required	30/7/09
	CCCDC No:	081147
	Time of Inspection:	AM

Address 28 Wakehurst Parkway, Seaforth

Proposal Dwelling

Type of Inspection Frame / Wet Area

Inspection Booked By John Lehn

Phone No: 0419 275 579 Fax No: _____

Result

- ☒ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment

Walls, first floor and
roof frame satisfactory.

Wet area sealing OK.

Action

- ☒ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☐ Satisfactory to issue Occupation Certificate

Signed: [Signature]

Name: W. D. Dyer

Date: 30/7/09

Time: 12.30

DA No: 468/07 + SEC 96

Accreditation No: 000099

Accreditation Body: Building Professionals Board



BUILDING SERVICES PTY LTD

24 November 2009

Julian Small & Natalie Mitchell
C/- Gremmo Homes Pty Ltd
PO Box 6420
BAULKHAM HILLS BC NSW 2153

Dear Julian & Natalie

PROJECT: 28 Wakehurst Parkway, Seaforth
CONSTRUCTION CERTIFICATE 08/147
DEVELOPMENT CONSENT No: 468/07

A final inspection of the subject development was carried out at 12.00pm on the 16/11/09 and the following items were identified as outstanding and not in compliance with the conditions of approval attached to Development Consent No: 468/07:-

- ✓ ① Complete landscaping works in accordance with the approved landscape drawing and provide maintenance agreement and as required by condition 236.
- ✓ ② Provide certification of the completed landscaping works as required by condition 252.
- ✓ ③ Provide certification of the stormwater drainage and detention system.
- ✓ ④ Provide a Works-as-Executed drawing of the stormwater drainage and detention system as required by condition 95.
- ✓ 5. Provide certification of the smoke alarm system.
- ✓ 6. Provide certification of the shower screens, door & sidelight glazing.
- ✓ 7. Provide certification of the balustrade glazing.
- ✓ 8. Provide certification of the wet area waterproofing.
- ✓ 9. Remove builders rubbish/materials from the site
- ✓ 10. Remove builders rubbish and materials from Council's nature strip area and reinstate.
- ✓ 11. Provide suitable verification that the following matters comply with the Commitments contained in the Basix Certificate:
 - Hot Water
 - Lighting
 - Water Fixtures
 - Insulation
 - Glazing type
- ✓ 12. Provide the plumbers certification that the water to all toilets, washing machine cold tap and at least one garden tap is reticulated from the rainwater tank that has a roof catchment of at least 170m² as required by Basix.

C:\Documents and Settings\Owner\My Documents\Get Certified Building Services\Clients\G\Gremmo Homes\28 Wakehurst Parkway, Seaforth\Final Inspection Letter.doc



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- ✓ 13. Provide the installing contractors certification that the dwelling has been provided with a three phase air-conditioning system that has a heating & cooling cycle that achieves an EER of between 2.5 & 3.0 as required by Basix.
- ✓ 14. Provide certification that R2.5 ceiling & R2.0 wall insulation has been installed as required Basix.
- ✓ 15. Complete the Basix Certification Sheet.
- ✓ 16. Complete and return an application form for the Occupation Certificate.
- ✓ 17. Provide certification of the ground floor slab as requested on our inspection report sheet dated 27/4/09.
- ✓ 18. Complete the landing to W10.
- ✓ 19. Complete installation of front fence and planter boxes.
- ✓ 20. Complete installation vehicles hardstand.

In accordance with the terms of the Consent, a Final Occupation certificate cannot be issued until all the above items of work have been addressed.

Your co-operation in completing these outstanding works within 90 days is requested.

Should you have any enquiries please do not hesitate to contact me.

Yours Sincerely



Greg Hough
Appointed PCA
Accreditation No: BPB 0186

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BUILDING SERVICES PTY LTD

INSPECTION REPORT SHEET

Client

Julian Small	Date Inspection Booked	6/4/10
& Natalie	Date Inspection Required	6/4/10
Mitchell	CC/CDC No:	081147
	Time of Inspection:	2.00pm

Address 28 Wakehurst Parkway, Seaforth

Proposal Dwelling & Fencing

Type of Inspection Final - Reinspection

Inspection Booked By —

Phone No: — Fax No: —

Result

- ☒ The work was satisfactory
- ☐ Complete the works below and request a re-inspection
- ☐ Complete the works below and proceed with construction
- ☐ Contact us immediately prior to proceeding

Comment —

All works have now been
completed in accordance with the
conditions of consent and the plans
issued under the construction
certificate.

Action

- ☐ Component/installation certificate required from installer
- ☐ Engineers Certificate required
- ☒ Satisfactory to issue Occupation Certificate

Signed: [Signature] Name: Craig Hough

Date: 6/4/10 Time: 2.00pm

DA No: 468107 Accreditation No: BPB 0186

Accreditation Body: Building Professionals Board

BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: Suite 9, 39 Stanley Street, Bankstown NSW 2200
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: SEAFORTH, 28/WAKEHURST PARKWAY





BUILDER OR OWNER: GREMMO HOMES PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.



Cavity Treatment with Granitgard

Ref. 37318002

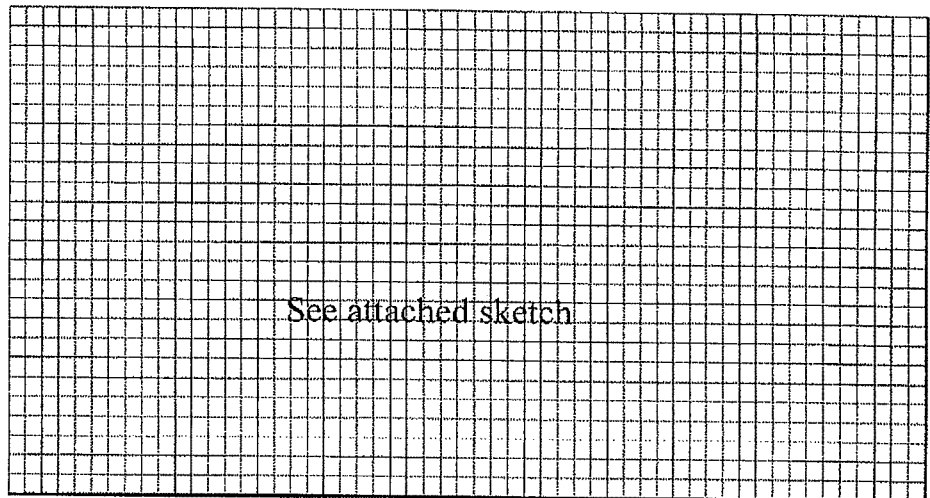
Reticulation Legend

Path trap  Drilled pipe 
Undrilled pipe  End cap 

Physical Barrier Legend

Penetration  Start / Finish 
Area Protected //

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 15-5-2009

Linear Metres: 68 metres

Materials Applied: GRANITGARD

Perimeter Treatment Certificate of Completion

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Authorised by:

Applied by: C Law

R. Sapsford

10 year product warranty applies, subject to conditions (see reverse of Granitgard Treatment Certificate) and providing barrier is PROPERLY MAINTAINED as per maintenance guidelines.

BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: Suite 9, 39 Stanley Street, Bankstown NSW 2200
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

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SITE ADDRESS: SEAFORTH, 28/WAKEHURST PARKWAY
BUILDER OR OWNER: GREMMO HOMES PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

Cavity Treatment with Granitgard

Ref. 37318002

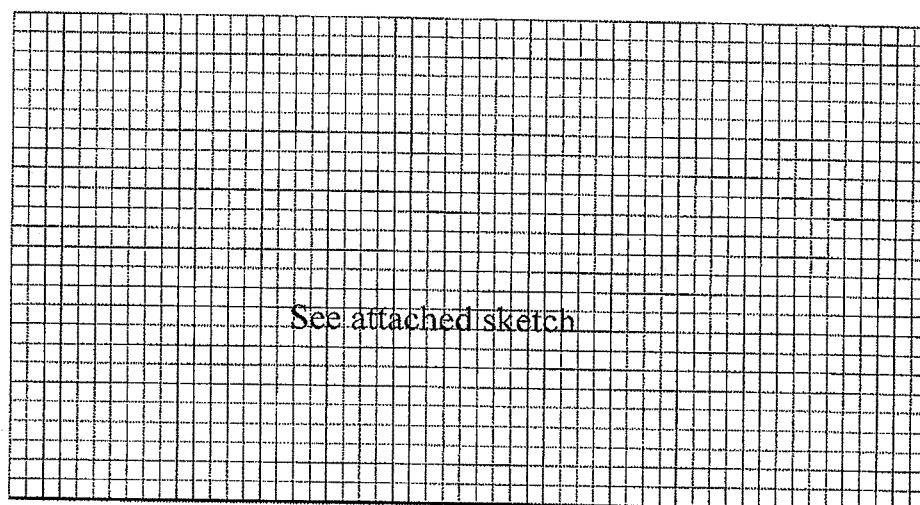
Reticulation Legend

Path trap ☒ Drilled pipe _____
Undrilled pipe - - - - - End cap _____

Physical Barrier Legend

Penetration ☒ Start / Finish X
Area Protected //

Rough sketch only - refer builder's plans for true dimensions.



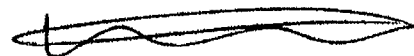
DATE OF TREATMENT: 15-5-2009
Linear Metres: 68 metres
Materials Applied: GRANITGARD

Perimeter Treatment Certificate of Completion

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Authorised by:

Applied by: C Law



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SITE ADDRESS: SEAFORTH, 28/WAKEHURST PARKWAY

BUILDER OR OWNER: GREMMO HOMES PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

Trithor Perimeter Treatment

Ref. 37318003

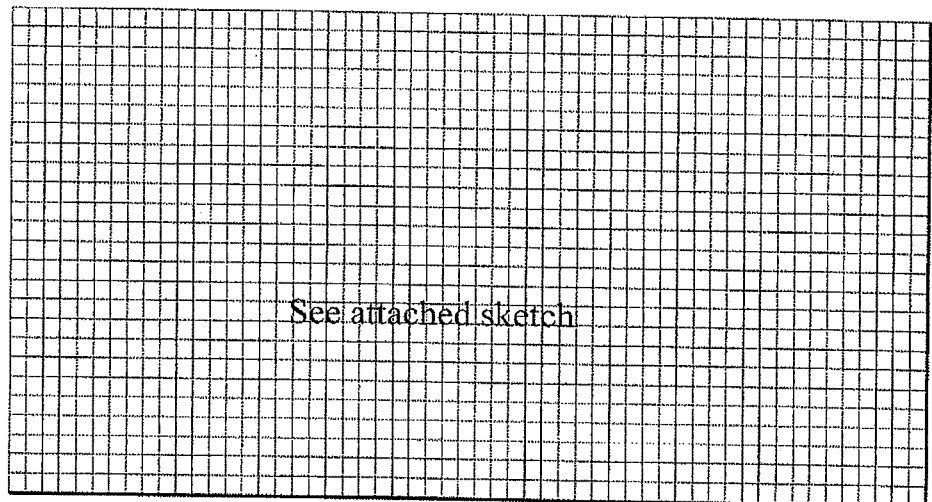
Reticulation Legend

Path trap ☒ Drilled pipe _____
Undrilled pipe - - - - - End cap _____

Physical Barrier Legend

Penetration ☒ Start / Finish X
Area Protected //

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 15-5-2009

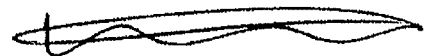
Linear Metres: 3 metres

Materials Applied: TRITHOR

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Authorised by:



Applied by: C Law

R. Sapsford

Warranty is 12 months unless indicated otherwise.

BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: Suite 9, 39 Stanley Street, Bankstown NSW 2200
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: SEAFORTH, 28/WAKEHURST PARKWAY





BUILDER OR OWNER: GREMMO HOMES PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

Trithor Perimeter Treatment

Ref. 37318003

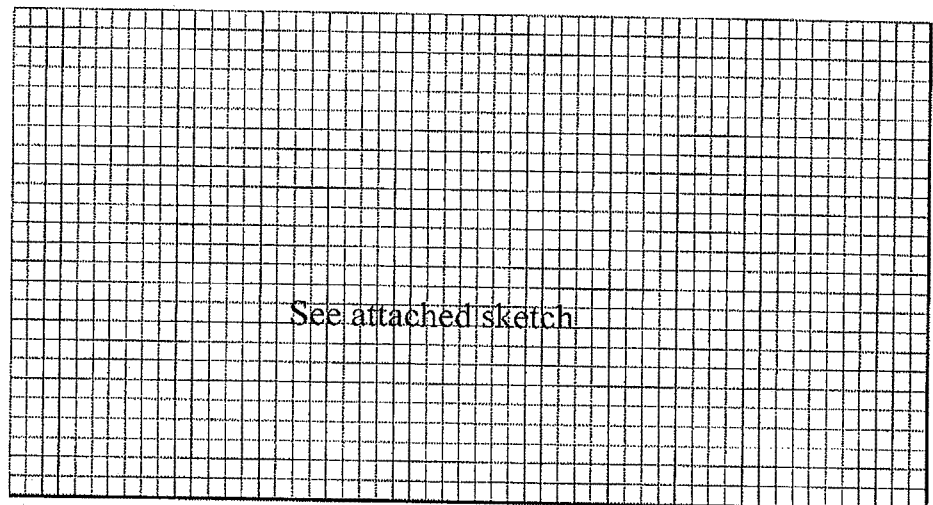
Reticulation Legend

Path trap  Drilled pipe 
Undrilled pipe  End cap 

Physical Barrier Legend

Penetration  Start / Finish 
Area Protected //

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 15-5-2009
Linear Metres: 3 metres
Materials Applied: TRITHOR

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Authorised by:



Applied by: C Law

R. Sapsford

Warranty is 12 months unless indicated otherwise.



A.B.N. 56 947 548 056

BUILDING INDUSTRY PEST SERVICES

SUBSIDIARY OF ENVIROPEST P/L

INSTALLATION SHEET

27467

Level 2, Suite 3
39 Stanley Street
Bankstown N.S.W. 2200
Tel: (02) 9793 2166
Fax: (02) 9708 6306
DX 11227, Bankstown

Builder: GREMMO HOMES
Site Address: 28 WAKEHURST PKWY SEAFORTH

Date: 15/5/09

Installer: COLIN LAW Lic No.: 212

Job Sheet No.: 38801

SIGNED: Colin Law

Ref No.: 37318002

Environmental Information

JOB PLAN

External
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other

Cavity
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other

Wind Speed Wind Direction
Time Start Time Finish

Area Protected

Under Slab M2 Perimeter L/m. 68
Subfloor M2 Penetrations Qty
Cure M2 Ringline L/m

Slab ☐ Monolithic slab on ground
☐ In-fill slab ☐ Waffle pod
☐ B/J Timber floor ☐ Ultra floor

Method of Protection

☒ Physical Barrier ☐ Chemical Barrier

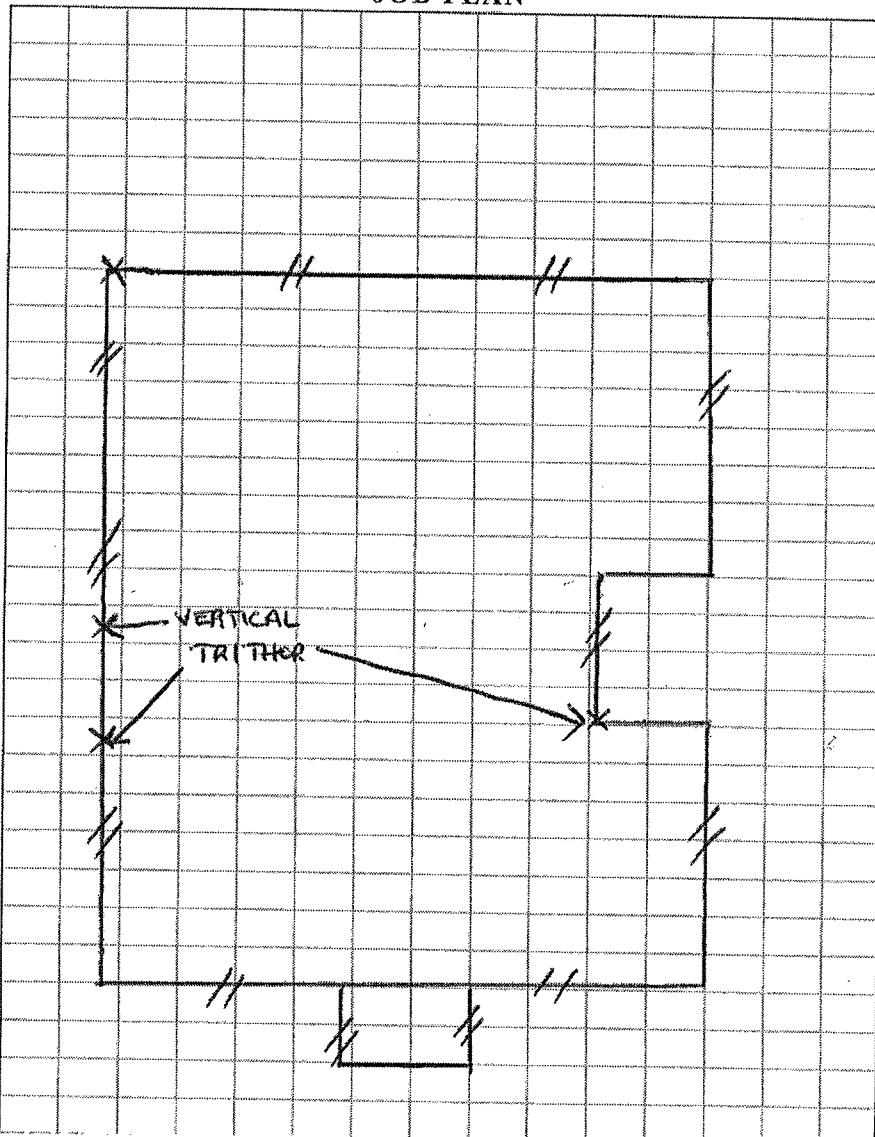
Type: GRANITGUARD

Reticulation Legend

Path trap ☒ Drilled pipe
Undrilled pipe - - - - End cap ———

Physical Barrier Legend

Penetration ☒ Start / Finish X
Area Protected //



20 October 2009

Our Ref: 250307 ID2

Gremmo Homes
PO Box 6420 BC
Baulkham Hills NSW 1755

Re: LOT 38 DP1066986, Wakehurst Parkway, Seaforth

Land at Seaforth in the Local Government Area of Manly, Parish of Manly Cove, County of Cumberland and State of New South Wales being Lot 38 in Deposited Plan 1066986 and being the whole of the land in Folio Identifier 38/1066986.

The subject land is shown edged red on the attached sketch, reference 250307/C.

I certify that the above land has been surveyed for identification purposes only.

Subject land has appurtenant rights to Right of Access, Easement for Services & Easement to Drain Water 4 Wide & Variable vide DP1074867 which gives legal access off Castle Circuit. Subject land has a frontage of 15.43 meters to Wakehurst Parkway vide Lot 25 DP1066986 which is vested with the Roads and Traffic Authority of NSW. The lot dimensions are as shown on the sketch.

Upon this land stands a two storey cement rendered residence with a tiled roof as shown on the sketch.

Offsets to the boundary are as shown.

Floor levels have been taken as shown on the sketch.

The subject land is subject to Restrictions on the Use of Land, vide AB902230, shown on the folio identifier. No investigations have been made with respect to the restrictions.

Fencing is as indicated on the sketch.

Date of Survey: 15th October 2009

Yours Faithfully
Qasco Surveys Pty Ltd



Jeff Brown
B Surv. M.I.S. Aust
REGISTERED SURVEYOR

CIRCUIT

CASTLE

ALL DISTANCES IN METRES

NOTES:

Qasco

The Spatial Data Professionals

*Surveying ~ Mapping ~ GIS
Digital Imagery
Aerial Photography*

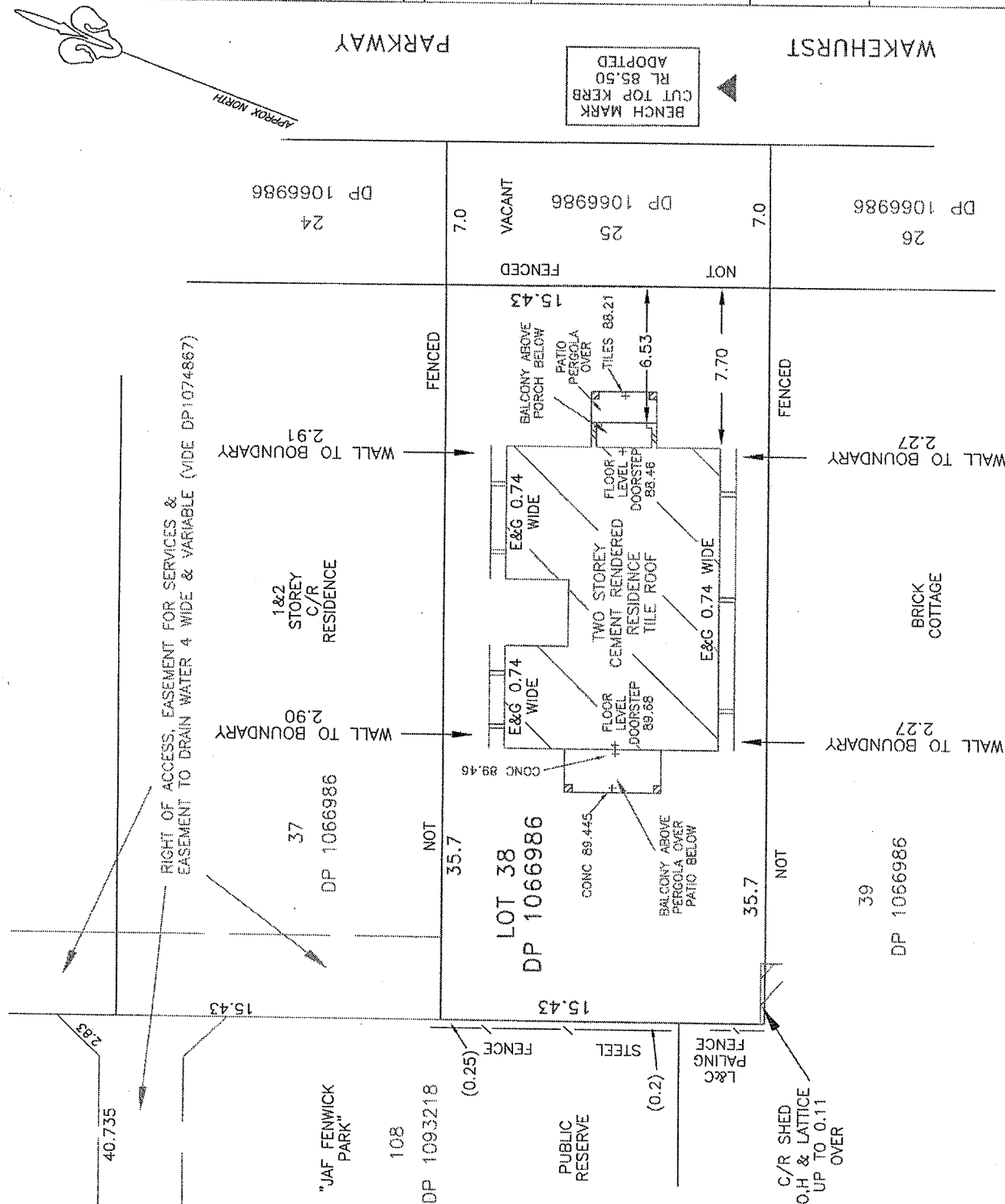
12/9 SEVEN HILLS ROAD, BAULKHAM HILLS
P.O. BOX 233, BAULKHAM HILLS NSW 1755

(PH) 02 8852 7000 (FAX) 02 8852 7090

INTERSTATE OFFICES:

BRISBANE (07) 3331 3000 ~ MELBOURNE (03) 8646 8900

DARWIN (08) 8923 4500 ~ HOBART (03) 6230 4517



STEVE PAYNE PLUMBING PTY LIMITED
PLUMBING DRAINAGE & GASFITTING

ABN 73 082 614 855
116 BALLANDELLA ROAD
PENDLE HILL NSW 2145
PHONE: 9896 0444 MOBILE: 0418 234 203 FAX: 9896 0455

1st December 2009

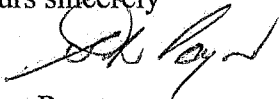
To whom it may concern

Re: 28 Wakehurst Parkway
Seaforth

This is to certify that all w.c's. one washing machine tap and 1 garden tap at the above property are connected to the rain water tank with a roof catchment area of at least 170m², and has been completed as per Basix requirements.

All plumbing fittings and fixtures have a minimum 3 star rating.

Yours sincerely



Steve Payne

STEVE PAYNE PLUMBING PTY LTD

STEVE PAYNE PLUMBING PTY LIMITED
PLUMBING DRAINAGE & GASFITTING

ABN 73 082 614 855
116 BALLANDELLA ROAD
PENDLE HILL NSW 2145
PHONE: 9896 0444 MOBILE: 0418 234 203 FAX: 9896 0455

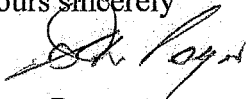
1st December 2009

To whom it may concern

Re: 28 Wakehurst Parkway
Seaforth

This is to certify that the stormwater completed to the above site has been finished in accordance with plans supplied, with 4x4500 litre rain water tanks and complies with AS3500.

Yours sincerely



Steve Payne

STEVE PAYNE PLUMBING PTY LTD



Electrical Services Pty. Ltd.

PO Box 1260, CASTLE HILL NSW 1765
Licence No. 198080C
ABN No 52 102 993 993

Phone: 0416 070 565
Fax: 02 9899 3137
E-mail: wade@wizzelectrical.com.au

Gremmo Homes
P.O. Box 6420
Baulkham Hills 2153

DESCRIPTION: Smoke Detectors

DATE: 4.12.09

ADDRESS OF WORK CARRIED OUT: 28 Wakehurst Parkway Seaforth

The smoke detectors installed at the above address meet the requirements stated in AS 3000. They are connected to 240V power and interconnected. These smoke detectors are tested and passed to AS 3786.

Your's faithfully

Wade Horder
Wizz Electrical Services

EXCLUSIVE GLASS PRODUCTS PTY LTD

Exclusive Glass Products Pty Ltd - ACN 105 740 289
Unit 1/ 348 Manns Road West Gosford, NSW, 2250.
PO Box 3325 Erina , NSW, 2250.
Phone: 4322 6977 Fax: 4322 6988

9-Nov-09

Gremmo Homes
P.O.Box 6420
Baulkham Hills Business Centre
Baulkham Hills NSW 2153

CERTIFICATE OF COMPLIANCE

28 Wakehurst Parkway Seaforth

To whom it may concern,

All glass used for the semi frameless showerscreen installed by Exclusive Glass Products Pty Ltd at the above address complies with Australian Standards AS 1288 & AS 2208.

Yours Faithfully


Garry Best
Director

18/252-256 Hume Hy Lansvale NSW 2166
Mobile: 04 14 908 675 Fax: 02 9609 6167

ABN 51 271 890 605



Lic. No 168 401C

Wednesday 9th December 2009

RE: 28 Wakehurst Parkway Seaforth

To whom it may concern,

This letter serves to confirm that the 10.38 laminated glass as well as 10mm toughen glass supplied and installed by my company for the above mentioned premises, complies and conforms in all respects to AS/1288 & 2047 - (Glass in Buildings and Windows in Buildings - Selection & Installation) applications.

Please feel free to contact the undersigned at any time if any further information is required.

Yours faithfully
Modern Stainless

Phong Duong
Director



Lifetime Warranty

APRIL SHOWERS WATERPROOFING
PTY LTD. ABN 99 002 839 670



CERTIFICATE OF COMPLIANCE

ON SITE WET AREA WATERPROOFING

FOR

Gremmo Home Pty Ltd

P.O. Box 6420

Baulkham Hills B.C. 2153

SITE ADDRESS

28 Wakehurst Parkway Seaforth

COUNCIL AREA

Manly

The April Showers Waterproofing System carries a Warranty covering both the materials and workmanship involved in the manufacture of the products making up the system.

The installation is warranted provided it is carried out by a licensed installer approved by April Showers.

The Warranty is for the lifetime of the installation under the existing ownership, provided no alterations to the waterproofed area or adjacent finishes is undertaken.

The above installation complies with AS3740 Wet Areas in domestic houses and has been installed in accordance with the detailed instructions listed in the April Showers Installation Manual and covers work detail noted on worksheet

No. ASW

044536

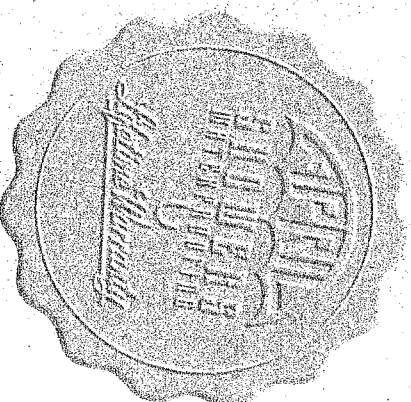
Date

27th July 2009

April Showers Waterproofing Pty Ltd, is the holder of ABSAC Technical Opinion 112.

Signed:

A handwritten signature in black ink, appearing to read "M. McLean".



MANUFACTURING & OFFICE
20 Railway Street, Lidcombe NSW 2141
Tel (02) 9749 2566
Fax (02) 9749 2792





Model Identification			Commercial		Commercial Internal
			HD200E REU-V2632WC	HD250E REU-V3232WC	HD200I REU-V2632FFUC
Star rating			5.6	5.2	5.7
Installation			External	External	Internal
Gas Consumption MJ/h (Hi / Low)		NG LPG	199/16 199/16	250/21 250/21	195/16 195/16
Output (Max. / Min.)	kW		47.3 / 3.8	55.5 / 4.6	46.9 / 3.8
Dimensions	mm	Width	350	470	350
		Height	600	600	600
		Depth	224	220	224
Weight	Kg		21	29	22
Water flow	L/min	minimum	2.4	2.4	2.4
		unmixed / mixed 25° C rise	^ 26	32	^ 26
Anti-frost			Standard		Optional
Flue system	(FF=Forced Flued)		FF external	FF external	FF internal
Default Temp. Settings	° C	Factory Preset ***	65		
	° C	with remote	40, 43, 50, 55, 60, 65, 75		
	° C	without remote	40, 43, 50, 55, 60, 65, 75, 85	40, 43, 50, 55, 60, 65, 75, 85, (95)	40, 43, 50, 55, 60, 65, 75, 85
Temp. range	° C		37 - 55 in 13 steps (kitchen) 37 ~ 50 in 12 steps (bathroom)		
Max. no. of Standard remote controllers			4	4	4
Deluxe remote controllers	Kitchen		MC-91 or MC-70-2A		
	Bathroom		MC-91 or BC-70-2A		
	Second Bathroom		MC-91 or BC-70-2A		
	Third Bathroom		MC-91	**MC-91	MC-91
Remote Control Cable			Two core sheathed (double insulated) flex with min. cross-sectional area of 0.5 mm ²		
Burner system			Low NOx, Multi Stage		
Connections	gas supply		R 3/4 - 20A (right)		
	cold water inlet		R 3/4 - 20A (centre)		
	hot water inlet		R 3/4 - 20A (left)		
Operating water pressure	min. for rated flow		140 ~ 1000	180 ~ 1000	140 ~ 1000
Electrical consumption (Watts) Normal / Standby / Anti frost protection			65 / 6 / 100	83 / 12 / 100	80 / 7.5 / 100
Ignition System			Direct electronic ignition with automatic flame sensing (230 / 240 V)		
AGA Thermal Efficiency rating			85.4%	80.0%	86.6%
Power supply	appliance		AC 240 Volts 50 Hz (10 Amp power point required)		
	remote control		DC 12 Volts (Digital)		
Colour			Euro White		
Safety devices	flame failure		Flame Rod		
	boil dry		Water flow sensor		
	remaining flame (OHS)		97°C Bi-metal strip		
	over temp. (boiling)		95°C lockout thermistor		
	fusible link		129°C		
	pressure relief valve		Opens: 2060 kPa, Close: 1470 kPa		
	combustion fan rpm chk		Integrated circuit system		
	over current		Glass fuse (3 Amp)		

K = Antifrost

Units can be installed as a storage booster, or loop situations of greater hot water demands. Contact Rinnai for advice.

^ Maximum flow rates can be achieved if the temperature rise is less than 25°C.

* Internal models require additional special Rinnai approved flueing.

** When 3 deluxe controls are installed the option of adding a 4th controller is not available.

*** Other Temperatures available on request including 50°C.

() only on Model V3232WC = Conversion must be performed by Rinnai.

All models are compatible with Preheat Loop "Smartstart®"

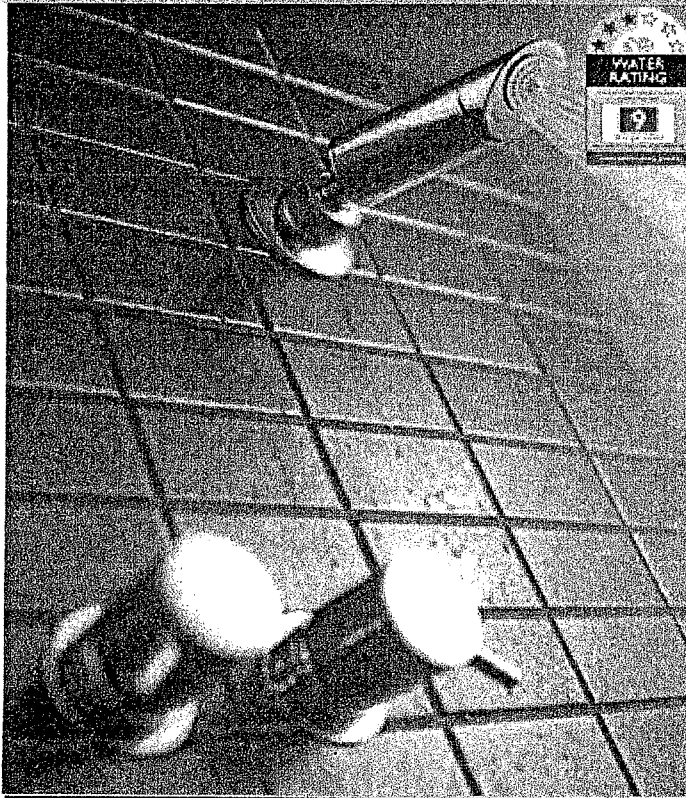
Rinnai reserves the right to modify specifications

Contact Points	Phone	Fax
Helpline: Sales and Service	1300 555 545	1300 555 655
Helpline: Technical and Spare Parts	1300 366 388	1300 300 141
Helpline: After Hours Hot Water Service and Enquiries	1800 000 340	

VIC / SA / TAS: (03) 9271-6625, NSW / QLD: (02) 9609 2111, WA: (08) 9478 3355, NZ: (0800) 746 624
(Helpline calls are cost of a local call. Higher from mobile or public phones), Internet: <http://www.rinnai.com.au>, Email: enquiry@rinnai.com.au

dorf

KYTIN SHOWER SET



PRODUCT DESCRIPTION

WELS 3 Star rated

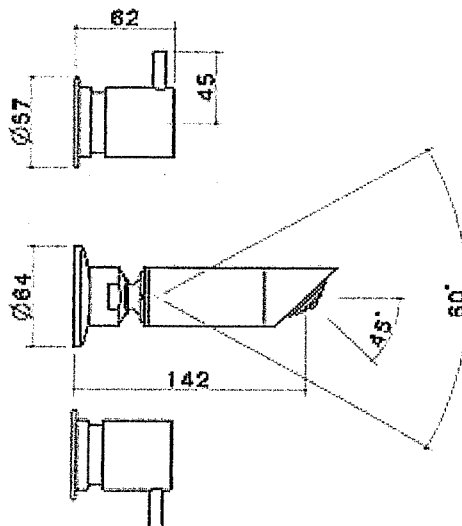
The Dorf Kytin range of tapware and mixers combine simple clean lines with European styling.

With its combination of European design flair and styling flexibility, Kytin is a complete range of mixers and tapware for kitchens and bathrooms. From single and double lever designs to elegant goosenecks and simple upswept outlets, Kytin delivers the latest in style and functionality.

A select range of stunning platemount options are designed to take Kytin tapware to a new level.

shower rose only.

TECHNICAL DRAWING



FEATURES

- European design flair and styling
- Complete range of mixers and tapware including single and double lever designs, elegant goosenecks and upswept outlets
- Ceramic disc cartridge ensures no drips and minimum maintenance

Product code: 2539.043A

<http://www.dorf.com.au/product/2539.043A>

All toilets

home products contact

collections

- Profile™ Suite
- Profile™ 4

wall & pedestal basins

Deluxe

vanity basins

- Profile™ 4

semi-recessed basins

Close Coupled

toilet suites

- Profile™ 4

toilet pans

Connector

bidettes

- Profile™ 4

seats

Skew Trap

cisterns

- Leda Invisi™ Suite

hospital & commercial

- Geo Invisi™ Suite

caroma care

- Walvit Invisi™ Suite

baths

- Royale Invisi™ Suite

accessories

Vintage

tapware

- Geo

new urinals

Smartflush

- Leda 2000

Smartflush

- Caravelle 2000

Smartflush

- Opal II

Smartflush

- Opal II Easy

Height

- Concorde

Sovereign

- Sovereign

Deluxe

- Trident

Sovereign

- Trident

Smartflush

- Regal Deluxe

Regal II

- Cosmo

Smartflush

- Trident Cosmo

Smartflush

- Harmony

Close-Coupled

- Harmony

Connector

- Linea Close

Coupled

- Linea Linked

Vand Close

- Vand Link

Coupled

- Milan

Altissee Close

- Coupled

Altissee Linked

- Raymor Mini

Trident & Mini

- Concorde

Smartflush

- Suites

Cube

- Smartflush

Cube Wall

- Faced Invisi™

Suite

- Cube Wall Hung

Invisi™ Suite

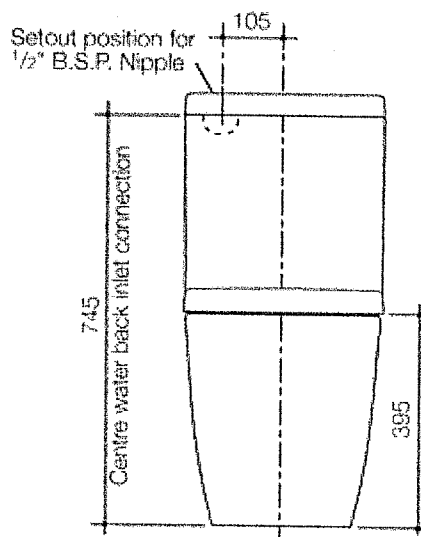
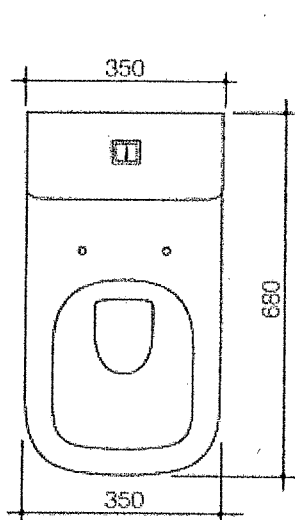
Cube Smartflush

- Australian Design that delivers the latest in European style
- Fully integrated soft close seat with high quality chrome buttons and seat hinge
- Wall faced design for easy cleaning
- Ultra quiet, fast filling cistern
- WELS 4 star water efficiency rating
- Option of in-wall or in-ceiling cistern
- Vitreous china, available in white only
- Available Summer 07/08



Cube Wall Hung Invisi™

Cube WF Vitreous China Close Coupled Toilet Suite



Item	Code No.	WELS Rating
Cube Close Coupled Toilet Suite - Universal Trap (available summer 07/08)	824615	4 Star


Bradford™
for smarter
environments



Bradford Home Insulation and Installation Guarantee Certificate

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

Address **28 WAKEHURST PARKWAY SEAFORTH**

Date of Installation: Ceiling/Roof **04/12/09**

Walls **13/08/09**

Floor

Product Installed:

Bradford Gold™

Bradford SoundScreen™

Bradford FireSeal™

Product R-Value		
Walls	Ceiling/Roof	Floor
2.0	3.5	

Wall

Roof

Bradford EnviroSeal™ (tick box if installed)

☐☐

It is guaranteed that all products from Bradford™ Insulation will meet the following conditions, when installed in accordance with our directions.

1. Guaranteed for the life of your home.
2. Achieve Simultaneous Determination of Ignitability, Flame Propagation, Heat Release, and Smoke Release 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 1999 (these are the best results possible).
3. Be non-conductive, allergy free, will not pack down, will not rot, mould or deteriorate.
4. Achieves the stated thermal resistances in accordance with AS/NZS4859.1.
5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products, that damage will be rectified by the installer.



Tom Newton
Group Marketing Manager
CSR Bradford Insulation
CSR Building Products Limited
ABN 55 008 631 356



ActronAir Digital Unit Specification



OUTDOOR MODEL		SRD13C		SRD15C	
INDOOR MODEL		SRD13E	SRV13E	SRD15E	SRV15E
TYPE		ESP	ESP PLUS	ESP	ESP PLUS
Nett (Rated) Capacity (kW)	Cooling (min-max)	11.85 (1.19-11.85)	12.14 (1.21-12.14)	15.00 (1.50-15.00)	15.35 (1.54-15.35)
(AS/NZS3823.1.2)	Heating (min-max)	12.82 (2.44-12.82)	12.53 (2.13-12.53)	15.90 (3.02-15.90)	15.55 (2.64-15.55)
Input Power (kW)	Cooling	4.27	3.98	5.25	4.90
(AS/NZS3823.1.2)	Heating	3.91	3.62	4.74	4.39
⁽¹⁾ EER Rated (AS/NZS3823.1.2)	Cooling	2.77	3.05	2.86	3.13
⁽²⁾ COP Rated (AS/NZS3823.1.2)	Heating	3.28	3.46	3.35	3.54
Star Rating	Cooling	★★★★	★★★★★	★★★★★	★★★★★
	Heating	★★★★	★★★★★	★★★★★	★★★★★
Power Supply – 50Hz	Outdoor	240V x 1Ph		240V x 1Ph	
	Indoor	240V x 1Ph		240V x 1Ph	
Rated Amps (AS3823.1.2)		21.6	20.4	26.1	24.6
⁽³⁾ Circuit Breaker Amps		32.0		32.0	
Compressor Type		Digital Scroll		Digital Scroll	
Refrigerant		R-22		R-22	
Indoor Fan Type		3 Speed	ECM Variable Speed	3 Speed	ECM Variable Speed
Air Flow Indoor (l/s)	Maximum	760	760	920	920
	Nominal	650	650	800	800
	Minimum	560	130	700	160
Outdoor Dimensions (mm)	Depth	495		580	
	Height	895		990	
	Width	1190		1320	
Indoor Dimensions (mm)	Depth	615		615	
	Height	412		412	
	Width	1090		1190	
Nominal Weight (kg)	Outdoor	120		153	
	Indoor	53	54	55	56
⁽⁴⁾ Sound Pressure Level (dBA)	Outdoor (low/high fan)	47 / 50		49 / 52	
⁽⁵⁾ Sound Power Level (dBA)	Outdoor (low/high fan)	64 / 67		66 / 69	
FEATURES					
M Series (AM7) 7-Day Programmable Time Clock		Yes (4 zone)	Yes (4 zone)	Yes (4 zone)	Yes (4 zone)
⁽⁶⁾ Maximum No. of Zones		8	8	8	8
Individual Temperature Control – 1 to 8 Zones		No	No	No	No
Home Automation ON/OFF Capability		Yes	Yes	Yes	Yes
Quiet Starting Indoor Fan		—	Yes	—	Yes
Better Humidity Control		Yes	Yes	Yes	Yes
Compressor Soft Start			Yes		Yes
⁽⁷⁾ Operate 1 Room Only		No	Yes	No	Yes
MEPS Certified			Yes		Yes
⁽⁸⁾ QLD Development Code MP4.1 Compliant		No	Yes	No	Yes
⁽⁹⁾ EER Tested (AS/NZS3823.1.2)		2.78	3.04	2.86	3.25

Important – The Local Electricity Supply Authority may require limits on – starting current, running current and voltage drop, please check prior purchase.

Rated Conditions:

Cooling: 35°C DB Outdoor / Air Entering Indoor 27°C DB, 19°C WB.

Heating: 7°C DB, 6°C WB Outdoor / Air Entering Indoor 20°C DB.

Operating Range:

Cooling: 15°C DB to 50°C DB Outdoor / Air Entering Indoor 29°C DB.

Heating: -5°C DB (R410A Heating -10°C DB) to 21°C DB Outdoor / Air Entering Indoor 21°C DB.

(1) EER Rated = Energy Efficiency Ratio (Rated Capacity Cooling ÷ Rated Input Power Cooling)

(2) COP Rated = Coefficient of Performance (Rated Capacity Heating ÷ Rated Power Heating)

(3) Recommended circuit breaker size, This should be used as a guide only, refer to AS/NZS 3000 "Australian/New Zealand Wiring Rules" for more details.

(4) Sound Pressure Level at 3m distance is determined as the measured sound pressure at 3m perpendicular to the coil side of the condenser. Results are based on outdoor conditions over a hard reflecting surface for the ground plane only. Two values provided: one at low speed outdoor fan and one at high speed outdoor fan. Sound pressure levels may vary in different locations and surroundings.

(5) Sound Power Levels are measured in accordance with the requirements of the Department of Environment and Conservation (NSW) under the Australian Environment Council 'Technical Basis for the Regulation of Noise Labelling of New Air conditioners in Australia'. The measurement procedures contained in this regulation are equivalent to Australian Standard AS1217.2 - Determination of Sound Power Levels of Noise Sources Part 2 - Precision Methods for Broad-Band Sources in Reverberation Rooms.

(6) Maximum number of zones using an 8 zone controller. This may need to be purchased separately.

(7) The unit capacity and duct work must be sized correctly to match the room.

(8) Complies with QLD Development Code MP4.1 minimum tested EER of 2.9 for Class 1 and Class 2 buildings from 1st July 2009. See www.dip.qld.gov.au.

(9) EER Tested = (Tested Capacity Cooling ÷ Tested Input Power Cooling). For more information refer to www.energyrating.gov.au.

When the outdoor temperature exceeds the rated conditions, the cooling/heating capacities may decrease below the rated nett values.

Specifications subject to change without notice.

5 year residential warranty - refer to Terms of Warranty document for full details.

2 year commercial warranty - refer to Terms of Warranty document for full details.

PRE-FINAL SELF-CERTIFICATION FORM FOR APPLICANTS/BUILDERS/PRINCIPAL CONTRACTORS

This form is to be completed and submitted to **Greg Hough of Get Certified Building Services Pty Ltd** with an attached copy of the BASIX Certificate prior to, or in conjunction with a request for either a final inspection and/or an application for an Occupation Certificate for all 'BASIX' affected buildings.

Construction or Complying Development Certificate Number:- 08/147

I Linda Grant (name)

Of Gremmo Homes (address)

Being the applicant/builder/principal contractors (**cross out those not applicable**)

I hereby certify that I have inspected the building work and installations relative to the attached BASIX certificate number 2255788 on 4.12.09. and that the building is completed and ready for a final inspection.

I hereby certify that all of the BASIX commitments made on aforementioned BASIX Certificate have been met, all necessary fittings installed, and all necessary works completed in accordance with the prescribed requirements and the approved plans and specifications.

Signature L Grant

Date 4.12.09.

Attach a copy of the BASIX Certificate.

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Certificate number: 2255785

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2006, published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 28 November 2008



NSW GOVERNMENT
Department of Planning

Score

✓	Water: 40 (Target 40)
✓	Thermal comfort: pass (Target pass)
✓	Energy: 40 (Target 40)

Description of project

Project address	
Project name	GREMMO/SMALL
Street address	28 WAKEHURST PARKWAY SEAFORTH 2092
Local Government Area	Manly Council
Plan type and plan number	Deposited Plan 1066980
Lot no.	38
Section no.	0.0
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	551
Roof area (m ²)	190
Conditioned floor area (m ²)	236
Unconditioned floor area (m ²)	19
Total area of garden and lawn (m ²)	250
Assessor details and thermal loads	
Assessor number	20350
Certificate number	46188375
Cooling load (MJ/m ² .year)	39
Heating load (MJ/m ² .year)	81
Other	
none	n/a

All checked + ok - *dy*

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Centrifugal check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4550 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 170 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSWHealth does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method				
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.				
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.				
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.				
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.				
Gross ventilation				
The commitment below applies to the following rooms or areas of a dwelling which comprise a breeze path for the dwelling:				
• Breeze path 1: within main living area		✓	✓	✓
The applicant must construct the dwelling so that at least 1 ventilation opening is provided in each such room or area. (If only 1 room or area of a dwelling is mentioned for a breeze path, then that room or area must have at least 2 ventilation openings).				
The 2 ventilation openings must be located as follows:				
• Breeze path 1: opposite external walls		✓	✓	✓
The 2 ventilation openings must meet the following specifications:				
(a) not be more than 15 metres apart;		✓	✓	✓
(b) be at least 1 square metre in size; and		✓	✓	✓
(c) have only 1 doorway, or opening less than 2 square metres in size, located in the direct path between them.		✓	✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light			✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a			✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				

Energy Commitments			
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Assessor Certificate

Single Dwelling

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with the requirements of
BASIX THERMAL COMFORT - Simulation Method



Assessor			
Name:	Bryan Roles	Company:	B.L.Roles and Associates
Address:	PO Box 6649 BAULKHAM HILLS BC NSW 2153		Assr #: 20350
Phone:	(02) 8004 1550	Fax:	(02) 9836 4675
	Email: roles@people.net.au		
Declaration of Interest: None			

Client			
Name:	Andrew Gremmo	Company:	Gremmo Homes
Address:	P.O.Box 6420 BAULKHAM HILLS NSW 2153		
Phone:	9894 1633	Fax:	9680 4429
	Email:		

Project			
Address: 28 Wakehurst Parkway SEAFORTH NSW 2092			
Lot / DP:	38 / 1066980	LGA:	Manly Council

Applicant:			
Assessment			
Date:	27/11/2008	Job ID:	1772
		Filename:	1772
		Run #	1
Software:	NatHERS	Version:	2.32B
		Climate Zone:	17

Referenced documents	
<i>All details, upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below:</i>	
Thermal Performance Specification / Commitments attached and affixed to drawings, page: 1	
Drawings:	Peter Princi Architects Mr & Mrs J. Small Dated Sept 07

Specifications: Only specifications, detailed on Drawings identified above, have been referenced

ABSA Assessor Certificate	Assessor # 20350	Certificate # 46188375	Issued: 28-Nov-08
----------------------------------	-------------------------	-------------------------------	--------------------------

THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)	
Net Conditioned Floor Area	236
Net Unconditioned Floor Area	19

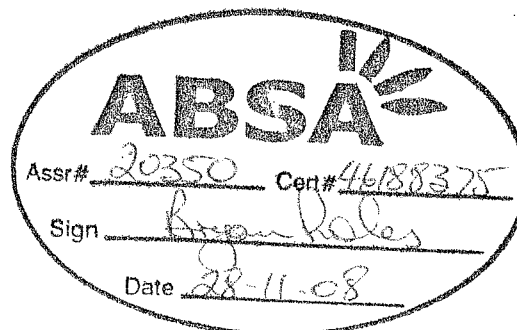
Concessions / Ventilation Bonus	
Eligible Concessions: None	

The dwelling has the required shading to qualify for BASIX cross ventilation bonus: Yes

Predicted annual energy loads

Heating:	81
Cooling:	39
(sensible + latent)	
Total:	120

ABSA Assessor stamp



Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
		Single clear	Aluminium				Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2
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Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - Solar absorptancy	Detail
Brick Veneer		R2.0	Light - SA <0.475	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plans

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Ceramic Tile	As per plans
Timber			Carpet	
			Parquetry 10mm	

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0	As per plans

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Roofing Tiles		Foil (Sisalation)	Dark - SA > 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

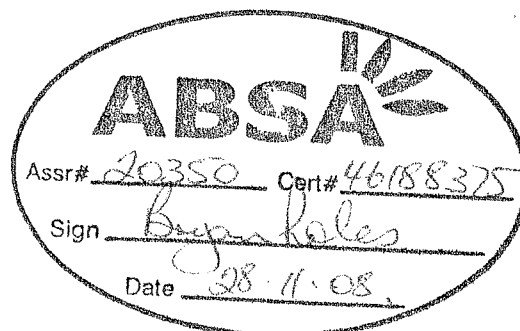
Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
500	0	

Overshadowing	Overshadowing structures	Overshadowing trees
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Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north elevation	110
Terrain category	Suburban
Roof ventilation:	Ventilated >2% of area
Cross ventilation:	Standard
Subfloor ventilation:	On ground
Living area open to entry:	Yes
Living areas separated by doors:	No
Stair open to heated areas:	Yes
Weather seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fireplace or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



Assessor # 20350	Certificate # 46188375	Issued: 28-Nov-08
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Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M	Detail
		Single clear	Aluminium				Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M	Detail
-----------	------------	-------	-------	---------	------	--------	--------

Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour - Solar absorptance	Detail
Brick Veneer		R2.0	Light - SA <0.475	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plans

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Ceramic Tile	As per plans
Timber			Carpet	
			Parquetry 10mm	

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0	As per plans

Roof	Construction	Insulation	Colour	Detail
Roofing Tiles		Foil (Sisalation)	Dark - SA > 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

Fixed shading	Eaves (width - inc. gutters, height above windows), Verandahs, Pergolas (type, description)
500	0

Overshadowing	Overshadowing structures	Overshadowing trees
---------------	--------------------------	---------------------

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	110	Living area open to entry:	Yes	Ventilated skylights:	No
Urban category	Suburban	Living areas separated by doors:	No	Open fire or unflued gas heaters:	No
Level of ventilation:	Ventilated >2% of area	Stair open to heated areas:	Yes	Vented downlights:	No
Cross ventilation:	Standard	Seals to windows and doors:	Yes	Wall and ceiling vents:	No
Subfloor ventilation	On ground	Exhaust fans without dampers:	No		

Site Inspection Report

Company: Gremmo Homes
Attention: David Gremmo


Fax: 9680 4429

From: Ben Carruthers Date: 20 April 2009 Pages: 1 Ref.: 5518-001-sir

Project: **Proposed New Residence**
28 Wakehurst Parkway, Seaforth
Site Inspection # /

- | | |
|----------------------------|--|
| Date of Inspection | ▪ Monday 20 April 2009 |
| Inspection Carried Out By | ▪ Philip Byrum |
| Areas of Project Inspected | ▪ Bored piers to waffle pod slab |
| Reference Documentation | ▪ Healey Castle & Associates Drawings:
5518 – S01/A, S02/B, S03/A, S04/A, S05/B dated November 2008 |
| Result/s of Inspection | ▪ At the time of the inspection the layout, size and foundation of the bored piers observed were generally found to be in accordance with the referenced documentation.
▪ The depths of the bored piers ranged from approximately 200 mm to 1800 mm through sandy loam material and founded on sandstone rock.
▪ One pier had yet to be excavated to the north of the entrance beneath EB1.
▪ A site instruction was given to ensure that all piers are cleared of any loose material and water prior to pouring. |

Yours faithfully,
ECLIPSE Consulting Engineers Pty Ltd


Ben Carruthers
BE(Civil) MIEAust CPEng
DIRECTOR

Compliance Certificate – Construction

Ref.: 5518-003-ccc

I certify that the item/s described below, have been installed or carried out in accordance with the information contained in this certificate, including any referenced documentation, and that they comply with the Building Code of Australia.

Client to whom this Certificate has been Issued:

- Gremmo Homes Pty Ltd for 28 Wakehurst Parkway, Seaforth

Description of Component/s Certified:

(Clearly describe the extent of work covered by this certificate)

- Structural Design & Documentation
- Bored Piers & Wattle Pod Slab

Basis of Certification:

(Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice or other publications, were relied upon)

- Australian Standards - Structural: AS/NZS 1170.1, AS/NZS 1170.2, AS 1170.4, AS 3600, AS 4100

Referenced Documentation:

(Clearly identify any relevant documentation, e.g. numbered structural engineering plans)

- Healey Castle & Associates drawings: 5518 - S01A, S02B, S03B, S04B & S05A dated Nov, 2008
- ECLIPSE Consulting Engineers Site Inspection Reports: 5518-001-sir & 5518-002-sir, inclusive.

Conditions of Development Consent:

(Specify DA number & Condition number)

- DA Number :
- Conditions:

Competent Person Details:

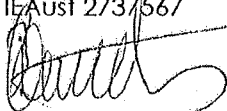
Name : Ben Carruthers
Firm : ECLIPSE Consulting Engineers Pty Ltd

Relevant Qualifications
& Experience : BE MIEAust CPEng

Address : 304/12 Century Circuit BAULKHAM HILLS NSW 2153
Phone : (02) 9894 8500
Facsimile : (02) 8850 0212

Registration/ Accreditation
Details : MIEAust CPEng NPER (Civil)
IEAust 2737567

Signature :



Date : 10 December, 2009

Compliance Certificate – Design

Ref.: 5518-004-ccd

I certify that the item/s described below, if installed or carried out in accordance with the information contained in this certificate, including any referenced documentation, will comply with the Building Code of Australia.

Description of Component/s Certified

(Clearly describe the extent of work covered by this certificate)

Proposed Residence – 28 Wakehurst Parkway, Seaforth

- Stormwater Design & Documentation

Basis of Certification

(Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice or other publications, were relied upon)

- Australian Standards - Civil: AS 3500.3

Referenced Documentation

(Clearly identify any relevant documentation, e.g. numbered civil engineering plans)

- ECLIPSE Consulting Engineers Civil Drawing: 5518 – C01 A & C02 A
- Work-As-Executed prepared by Vekta Pty, dated March 2010

Conditions of Development Consent

(Specify DA number & Condition number)

- Determination:
- Conditions:

Competent Person Details

Name : Ben Carruthers

Firm : ECLIPSE Consulting Engineers Pty Ltd

Relevant Qualifications BE MIEAust CPEng

Address : 304/12 Century Cct, Norwest Central, BAULKHAM HILLS NSW 2153

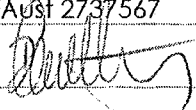
Phone : (02) 9894 8500

Facsimile : (02) 8850 0212

Registration/ Accreditation MIEAust CPEng NPER (Civil)

Details : IEAust 2737567

Signature :



Date : 7 April 2010

D. O'BRIEN ENGINEERING SERVICES PTY. LTD.

Structural Engineers

A.C.N. 000 526 876 A.B.N. 46 000 526 876

Suite 6/319 Condamine St
MANLY VALE 2093

Post to: P.O. Box 326
MANLY 1655

Phone: (02) 9907 6947

Fax: (02) 9907 6948

Mobile: 0412 971 107

Interlink Landscapes
8/53 Campbell Pde
Manly Vale NSW 2093

Ref: cg10044a

Date: 7/04/10

Dear Sir

RE: Retaining Wall Construction at 28 Wakehurst Parkway Seaforth
Engineering Inspections and Certification

At your request, we inspected the completed construction work for the retaining wall construction at 28 Wakehurst Parkway Seaforth on the 19th of March 10. The retaining wall construction is built along the eastern boundary and returns along both side boundaries at the front of the residence.

The retaining wall construction work had been completed when the inspection was made. The retaining wall construction work included, new concrete footings for the front and side concrete retaining walls.

In my opinion, the footings and the retaining walls construction on the south, north and eastern boundaries are adequate to carry the design loads in accordance with the requirements of Australian Standard AS2870.1 (Loading Code). In my opinion, the footings and wall construction on the south, north and eastern boundaries are in accordance with the requirements of Australian Standards AS3600 (Concrete Code).

Yours sincerely



Dermot J. O'Brien, B.E., M.I.E. Aust., C.P. Eng.



16/3/10

Manly Council

RE: 28 Wakehurst Parkway

Seaforth

Letter of Completion

The Landscape works at 28 Wakehurst Parkway, Seaforth have been completed as to the plan supplied via Julian Small (Owner) with all endemic plant species used throughout the project.

A maintenance contract has been issued for a period of 12 months from 17/3/10 to carry out all aspects of garden maintenance to 28 Wakehurst Parkway, Seaforth.

Regards

Lincoln Courtney

'When Quality is your lifestyle'

INTERLINK LANDSCAPES 8/53 Campbell Pde Manly Vale 2093

Ph: 0402 439 820 Fax: 02 8065 1080 Lic: 182276C

Interlink.scape@optusnet.com.au

www.interlinkland.com

