

FINAL OCCUPATION CERTIFICATE No: 2010/1072

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under
Sections 109C(1)(b) and 109F

Approval Date: 09/08/10

Construction Certificate Number:

2009/908

Approval Date: 24/07/09

Council : Manly

DEVELOPMENT APPLICATION NO: 439/08

APPROVAL DATE: 18/06/2009

Name of Certifying Authority:

Fitzgerald Building Certifiers Pty. Ltd.

Name of Accredited Certifier:

Paul Fitzgerald - No. BPB0119

Accreditation Body:

Building Professionals Board

Applicant: Adam & Caroline Butterworth C/- Quinn Homes

Address: PO Box 620, Kellyville NSW 2155

Contact Number: 9629 7922

Owner: Adam & Caroline Butterworth

Address: 26 Woodland St, Balgowlah Heights

Subject Land: Lot 11 **DP** 240567 **No** 9 **Adrian Pl, Balgowlah Heights**

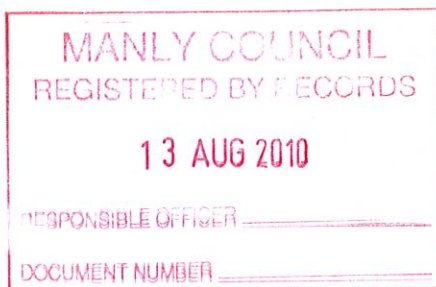
Description of Development – Construction of a new dwelling

Building Code of Australia - Classification:

1a

Value Of Work : \$ 835,802.00

The building is suitable for occupation.



CERTIFIER

\$30

R. 710708

12-8-10

Information relied upon for issue of certificate

Attachments: BASIX Compliance Certificate, Termite Protection Certificate, Waterproofing Certificate
Glazing Certificate, Smoke Alarm Certificate, Survey Report & Engineers Certificate for
Piers, Footings & Slabs

Record of Inspections:

- | | |
|---|--------------|
| 1) Commencement of Building Work | Satisfactory |
| 2) Piers prior to pour | Satisfactory |
| 3) Footings prior to pouring of reinforced concrete | Satisfactory |
| 4) Timber frame prior to lining | Satisfactory |
| 5) Waterproofing of wet areas | Satisfactory |
| 6) Stormwater pipes prior to backfilling | Satisfactory |
| 7) Pool Steel prior to pouring of reinforced concrete | Not Required |
| 8) Pool Fence prior to water in the pool | Not Required |
| 9) Final Inspection - issue of Occupation Certificate | Satisfactory |

CERTIFICATION

I, Paul Fitzgerald, as the certifying authority am satisfied that;

the building will not constitute a hazard to the health or safety of the occupants of the building,
a current development application is in force for the building,
a current complying development consent 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 pre-conditions of development consent have been satisfied.

PCA Accreditation No: BPB 0119

Accreditation Body: Building Professionals Board

SIGNATURE OF PCA: _____

DATE:

09/08/2010



Individually designed homes, luxuriously appointed, built with quality and care.

CERTIFICATION OF BASIX COMPLIANCE

9th July 2010

Re: 9 Adrian Place, Balgowlah Heights

This is to certify that works at the above site have now been completed and all comply with all the Builder's requirements in accordance with the Basix Certificate No: 225717S, including all Plumbing Fixtures.

Yours sincerely
QUINN HOMES PTY LTD

A handwritten signature in black ink, appearing to read "P. Quinn".

Patrick J Quinn
General Manager

QUINN HOMES PTY LTD

P.O. Box 620 Kellyville NSW 2155 Ph: (02) 9629 7922 Fax: (02) 9629 7933

Web Site: www.quinnhomes.com.au • A.C.N. 007 837 676 • ABN 65 007 837 676 • Lic. No. 94116C



termimesh
pest management



Smartbuilt (NSW) Pty Ltd
ABN 48 111 440 558
Northern Office:
PO Box 3718 Tuggerah NSW 2259
T: 1300 737 889 F: 02 4351 7378
Southern Office:
PO Box 83 INGLEBURN NSW 2565
T: 1300 737 889 F: 02 9605 8426
W: www.termimesh.com
E: sales@smartbuiltNSW.com.au

9 July 2010

Your Ref:
Our Ref: 201/16155

Quinn Homes Pty Ltd
PO Box 620
Kellyville NSW 2153

Certificate of Installation - AS 3660.1

This is to certify that the Termimesh Poison-free Termite Control System has been installed by a Termimesh System accredited Installer to deter concealed entry by termites from the soil to the building above the System, generally in accordance with Australian Standard AS 3660.1-2000 "Termite Management - Part 1: New Building Work" and to the following details;

Date of Installation: 13 May 2010
Site Address: 9 Adrian Place, Balgowlah Heights NSW 2153
For: New Dwelling
Owners: TBA
Installation Details: Termimesh System Premium Warranty (attached - 4 pages)
Termimesh System Specifications

102B - Perimeter installation to footing slab within the wall cavity
109A - Service penetrations through concrete slab
102C - Perimeter installation to rebated raft slab within the wall cavity
102Z - Perimeter installation to garage exterior walls
106 - Cappings for isolated piers, posts, stumps
111 - Retaining Wall Sheeting

Recommended Inspection Interval: 12 months (refer AS 3660.2 and page 1 of Domestic Warranty)

Remarks: Termites are able to bridge barrier systems. Regular inspections must be conducted at recommended intervals to ensure maximum building protection.
For strip shielding/capping installations (types 107/106/Z275/Z600), Smartbuilt are required to inspect the installation at maximum 12 month intervals.
The hot water unit, downpipes etc, being located adjacent the exterior wall so as not to obstruct regular inspection of physical barriers.

Termimesh Premium Warranty

WARRANTY NUMBER

317863

SCHEDULE

This Warranty is issued to the owner of the Premises situated at:-

Location: NO. 9 Adrian Place

Suburb: BALGOWLAH HEIGHTS

State: NSW PostCode: 2093

Installation Date: Thursday, 13 May 2010

Number of attached Units Sharing this Warranty: 1

Unit or Identify numbers

Name of Builder: Quinn Homes Pty Ltd

Name of Owner:

TYPE OF INSTALLATION

Unattached Building or Unit ☒
Attached Building or Unit ☐

Applicable To:

Addition/Extension

Service Centre No.: 201

Job Reference No.: 18155

This Warranty is issued in relation to a Termimesh Barrier Installed to protect from Damage each Unit identified in the Schedule on the date of installation specified in the Schedule ("the Date of Installation"). This Warranty relates only to the quality of Materials and work skill of the Installation. It is not a policy of insurance.

Your Responsibility for Care and Maintenance

- Please look after your Termimesh Barrier.
- Remind trades people of its existence so that they do not unintentionally damage the Barrier.
- Take precautions to prevent materials being placed adjacent to the Barrier.
- Take particular care with garden beds and paving. Always leave a clear inspection zone, making sure that finished ground levels, paving, footpaths and garden beds are below the Barrier, as failure to do so may result in termites Bridging.
- The purpose of termite barriers is to deter concealed access. No barrier can prevent the foregoing activity of termites, which is why Standards Australia and TERMIMESH strongly recommend that you arrange for a professional inspection of the Premises at least once every year and more frequently if the Premises is located in an area which is highly susceptible to termite activity. Failure to conduct inspections may result in termite entry and damage to the Premises that is not covered by this Warranty.



Wingaba Pty Ltd
ABN: 53 001 497 424
✦ 61 Wellington Street
Parramatta NSW 2765
✦ PO Box 257
Parramatta NSW 2765
✦ Ph: 02 9627 5300
✦ Fax: 02 9627 5359

QUINN HOMES
PO BOX 620
KELLYVILLE NSW 2155

6 April, 2010

SUBJECT: WATERPROOFING CERTIFICATE
TFW Ref. 66349

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the Internal wet areas at the address below on April 6, 2010:-

[9] ADRIAN pl BALGOWLAH HEIGHTS

STAGE 1: Install the waterproofing membrane to the shower tray, perimeter walls and floor to all required wet areas.

STAGE 2: Provide waterproofing treatment to shower penetrations, bath seals, spindle seals and installation of the waterstop at doorways to all required wet areas.

This work was completed in accordance with Tables 2.1, 4.1 and Section 5 of Australian Standard 3740 - 2004 and the Building Code of Australia.

Yours faithfully,

Jeff SAYLE
Operations Manager
FIBREFLASH Waterproof Solutions
GOLD LICENCE: 17790C



Part of the JELD-WEN family

Airlite Windows Pty Ltd
A.B.N. 31 000 324 676

62 Drummond Street
South Windsor NSW 2756
Australia

Tel: (02) 4577 4577
Fax: (02) 4577 4967

P.O. Box 555,
Windsor NSW 2756

Glazing Letter for Order: # 109552,106236,100443
Builder: QUINN HOMES
DELIVERY ADDRESS: 9 ADRIAN PLACE BALGOWLAH HEIGHTS

All Airlite Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labelled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No.13 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labelled as meeting AS2047 must also be glazed to meet AS1288.

All Airlite products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be reglazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Airlite to issue a glazing certificate. Airlite is unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or reglazed incorrectly.

All glass provided in Airlite products are glazed with glass types that have less than 25% reflectivity

For and on behalf of

Airlite Windows Pty Ltd
Sales Consultant

F and I Electrical Pty Ltd
U.3 No.5 Lyn Pde
Hoxton Park 2170
ABN 18 002 313 546
Lic. No. 27600
Ph 9826-7253 Fax 9826-7280
email:frank@fielec.com.au

COPY

To whom it may concern,

This letter is to certify that the

3

smoke detectors at

Lot	No.	Address	
	9	Adrian Place	Balgowlah Heights

have been installed & tested on

30.5.10

The installation complies with

***** Australian Standard 3786**

***** The Building Code of Australia (3.7.2 SMOKE ALARMS)**

Section 3.7.2.2 a-i, b & c

Section 3.7.2.3 a-i & ii & b

The installed unit is a **CLIPSAL 755** or equivalent.

The unit operates on mains voltage as well as a 9v battery back-up.

All installation is per manufacturers instructions.

Yours sincerely



Frank Favretti - Ivan Favretti

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 1255547

CUSTOMER DETAILS

Name	BUTTERWORTH		Telephone Contact	
Site Address	LOT 11 * 9 ADRIAN PLACE		Meter No:	
	BALGOWLAH HTS		NMI (if applicable)	11238467
Cross Street		Postcode		

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

- ☒ New Installation
 ☐ Network connection or metering
☐ Additions or alterations to a switchboard or associated equipment
 ☐ Defect Rectification No:

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice. If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards		1	GAL. POLE + 3Ø U/GROUND MAINS
<input type="checkbox"/> Circuits		1	3Ø SWITCHBOARD + M/BK
<input checked="" type="checkbox"/> Lighting	74	1	7 1/2 KW COOKTOP, 2 EXHAUST FANS
<input checked="" type="checkbox"/> Socket-outlets	BSPP, 43 DP	1	2.6 KW OVEN, 3 SMOKE DETECTORS
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

I. FAVRETTI

Licence No: EA 66827

TEST REPORT

Indicate the relevant tests and checks that have been performed on the work.
If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance MΩ	<input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply
<input checked="" type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input checked="" type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: I. FAVRETTI

Licence No: EA 66827

Signature:

Date of Testing: 11.6.10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name: F+I ELECTRICAL P/L

Licence No: 27600

Signature:

Date of Notice: 11.6.10

Address: US No 5 LYN PDE HOXTON PK

Telephone No. or Other Contact: 0418 473809

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:

Date:

Comments:

NECA

USHER & COMPANY

Surveying & Land Development Consultants

SURVEY REPORT

Quinn Homes
PO Box 37
KELLYVILLE NSW 2155

Date: 23 June 2010
Our Ref: 3005-FID
Page 1 of 2

Dear Sir,

RE: PROPERTY - 9 ADRIAN PLACE, BALGOWLAH

LAND at Balgowlah in the Local Government Area of Manly, Parish of Manly Cove, County of Cumberland having frontages to Adrian Place and Vista Avenue being Lot 11 in Deposited Plan 240567 and being the land comprised in Certificate of Title Folio Identifier 11/240567. Red edging delineates the boundaries of the subject land on the accompanying sketch.

FOLLOWING your instruction I have made a final survey of the new improvements upon the subject land. This report is based on a Certificate of Title dated 23 June 2010 and should not be used for conveyancing purposes. This report is intended to provide evidence as to the location of the newly constructed building only.

UPON THIS LAND is a three storey rendered brick residence with a tile roof. The property is known as number 9 Adrian Place, Balgowlah. The residence stands wholly within the boundaries of the subject land and does not encroach upon any adjoining property or street. The position of the residence relative to the boundaries is shown on the accompanying sketch.

TITLE IS HELD subject to Reservations and Conditions contained within the Crown Grant.

AN EASEMENT FOR DRAINAGE 1.83 wide created by transfer H569089 affects the subject land. The position of the easement is shown on the accompanying sketch.

AN EASEMENT FOR DRAINAGE 0.915 wide created by transfers H618420 and H965447 both burdens and benefits the subject land. The position of the easement is shown on the accompanying sketch.


A RIGHT OF CARRIAGEWAY and right of footway 3.05 wide created by transfers H618420 and H965447 both burdens and benefits the subject land. The position of the easement is shown on the accompanying sketch.

COVENANT H965447 affects the subject land, the conditions of which have not been investigated as a part of this survey. For further information refer to the creating document.

FURTHER DETAILS are shown on the accompanying sketch, including sufficient information to identify the property.

Yours faithfully

Usher & Company Pty Limited



Adam Veersema B.E.(Surv & SIS)UNSW (NSW)
Surveyor Registered under the Surveying and Spatial Information Act, 2002

Date of Survey 10 April 2010

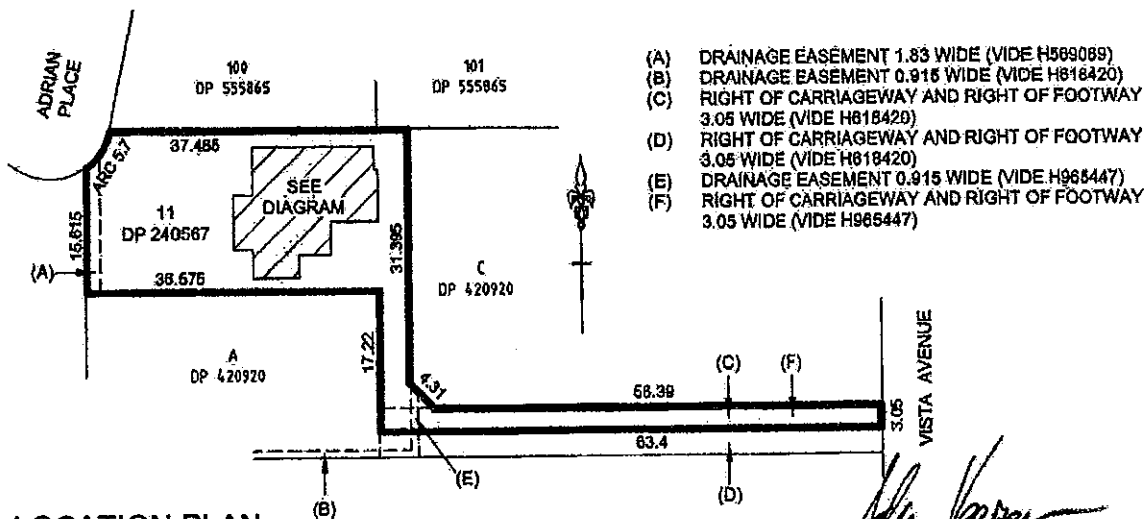
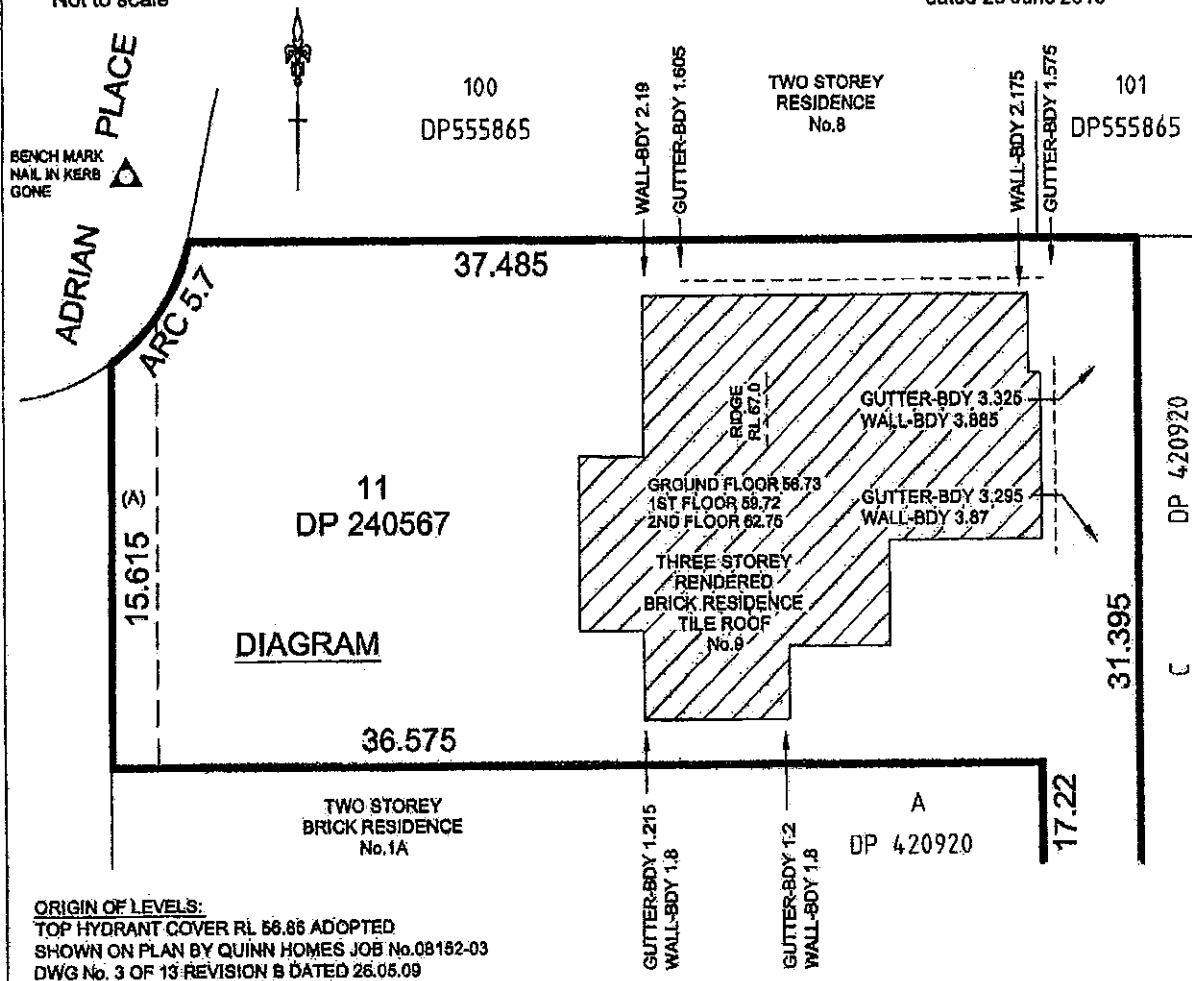
Our Reference: 3005-FID

Not to scale

SKETCH

Page 2 of 2 pages

This is the sketch referred
to in our Survey Report
dated 23 June 2010



LOCATION PLAN

Adam Veersema BE (Surv & SIS) UNSW MIS (NSW)

USHER & COMPANY
Surveying & Land Development Consultants

Usher & Company Pty Limited ABN 70 128 414 802
PO Box 1199, Chatswood NSW 2057 Phone: 02 9411 8166 Fax: 02 9411 8177

Surveyor registered under the
Surveying and Spatial Information Act, 2002

Cattarin & Co Pty Ltd

CONSULTING CIVIL & STRUCTURAL ENGINEERS



22 December 2009

Our Ref : QH100-2.docx
Your Ref : Butterworth

Quinn Homes Pty Ltd,
PO Box 620
KELLYVILLE NSW 2155

Re: Proposed Dwelling at No. 9 Adrian Place, Balgowlah Heights.

STRUCTURAL CERTIFICATE

This is to certify that Mr Gregory Paul Cattarin, a practising professional Structural Engineer from this Company inspected pier holes, reinforcing steel, trenches, formwork and membrane in the strip and slab foundation and suspended slab and stairs of the above project on 8 and 22 September, 6 and 30 November and 21 December, 2009 in accordance with accepted engineering practice and principles.

I am satisfied that the 400mm diameter pier holes and the strip footings and edge beams were bored and excavated to an even bearing rock layer and that the strip footing and stiffened raft and suspended slab and beams and stairs reinforcement was generally placed in accordance with our Structural Plan and Details, Drawing Number QH100-S1/E and S2/E and with verbal instructions given on site. I note that the formwork and vapour membrane were satisfactorily placed. My presence on-site was not requested for or during the concrete pour.

Accordingly, in my opinion, provided foundation site conditions are properly maintained as outlined in CSIRO Building Technology File 18 "Foundation Maintenance and Footing Performance: A Homeowner's Guide", the above items as constructed will be structurally adequate to support loads from a single and double storey full brick and brick veneer cottage and for its intended purpose.

This certificate does not relieve the Builder or any other party of their responsibilities for the project.

Yours faithfully

CATTARIN & CO PTY LTD

G. CATTARIN
BE (Hons), MIEAust, CPEng, NPER (27019)

DATE	TIME	LOCATION
20/1/10		