OCCUPATION CERTIFICATE No. 18/2478-1

Issued under the Environmental Planning and Assessment Act 1979, Division 6.3

Owner

Name:	Laura Porter
Address:	3A Dygal Street, Mona Vale NSW 2103

Property Details

Address:	3A Dygal Street, Mona Vale NSW 2103
Lot No:	3
Section:	-
DP No:	217045
Municipality:	Northern Beaches Council

Building Details

Use:	Residential
BCA classification:	1a

Development Consent

Consent:	N0972/03
Date of Determination:	22 November 2004

Construction Certificate

Certificate No.:	105/2005
Date of Determination:	22 April 2005

Determination

Type of Certificate:	Whole
Approved/Refused:	Approved
Date of Determination:	02 June 2020

Attachments

1. Application Form for Occupation Certificate.
2. Inspection Reports prepared by Private Building Certifiers.
3. Interim Occupation Certificate No. 105OC/2005, dated 30 November 2006 issued by The Certification Group P/L.
4. Other documentation relied upon.

Certificate / Principal Certifier

I, Cheyne James certify that;

- I have been appointed as the principal certifier under Section 6.6 of the Environmental Planning and Assessment Act 1979.
- A current Development Consent/Complying Development Certificate is in force with respect to the building.
- If any building work has been carried out, a current Construction Certificate (or Complying Development 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.
- The health and safety of the occupants of the building has been taken into consideration
- Where required, a final fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

Signature

Cheyne James
Accredited Certifier
BPB Registration No. 1269
Private Building Certifiers (NSW)
ABN 27 604 800 535

Date of determination:	**02.06.2020**
Certificate Number:	**18/2478-1**

PRIVATE BUILDING CERTIFIERS

Occupation Certificate Application

Part 1 - Type of Occupation Certification applying for

○ Interim Occupation Certificate ◉ Final Occupation Certificate

Part 2 - Details of person appointing providing notice of commencement

An application may only be made by a person who has the benefit of the development consent. An application may NOT be made by person who will carry out the building work unless that person owns the land on which the work is to be carried out.

Name: Laura Porter Mobile:

Address: 3A Dygal Street, Mona Vale Phone: 0490511453

State: NSW Postcode: 2103 Email:

Part 3 - Details of project

Address: 3A Dygal Street State: NSW

Suburb: Mona Vale Postcode: 2103

Lot No: 3 Section No: DP No: 217045

Part 4 - Description of the building or part of the building to which the application relates

If the application relates to a new use of the building or part of the building, also describe the new use.

Demolition of existing dwelling and construction of two detached dwellings and a footpath

Part 5 - Building classification under the Building Code of Australia, as identified by the DA or CDC

Existing Classification: 1a New Classification (If Changed) :

Part 6 - Attachments relating to the proposed development

If applicable applicants must provide the documents listed below that are relevant to the type of development that is proposed.

Compliance Certificate: ☐ BASIX Certificate: ☑ Fire Safety Certificate: ☐

Part 7 - Signature of applicant

Signature: L Porter Name: Laura Porter Date: 2/06/20

Applications for occupation certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

Office Use Only

Application Received Date: 02/06/20

Details of the person eligible to appoint the PCA

! The person eligible to appoint the PCA is the person with the benefit of the development consent or complying development certificate.

Name & signature

Title	MS	Given names	Laura
Surname	Potts		
! Signature			
Date signed			

Address

Business name (if applicable)						
Unit/street no.	3A	Street	DIGAL ST			
Suburb	Mona Vale			State	NSW	Postcode 2103

Contact details

Home ph.	( )	Work	( )
Mobile	0490511453	Fax	( )
Email			

Details of the development

Development address

Unit/street no.	3A	Street	DIGAL ST			
Suburb	Mona Vale			State	NSW	Postcode 2103

Brief description of the development:

Demolition of existing Dwelling and construction of two detached dwellings.

Development consent or complying development certificate

No. of the development consent or complying development certificate: 105/2005

Date of issue: 22 / 04 / 2005

Who issued the development consent or /complying development certificate? Wayne Treble

Private Building Certifiers (NSW) Pty Limited
ABN 27 604 800 535
(p): 02 9098 9160
(e) projects@privatebuildingcertifiers.com.au

INSPECTION REPORT – N0972/03 – After the building work has been completed (Final)
3A Dygal Street, Mona Vale NSW 2103

OWNER DETAILS

Owner:	Laura Porter
Address:	3A Dygal Street, Mona Vale NSW 2103

COMPLYING DEVELOPMENT CONSENTS

Local Government Area:	Northern Beaches Council
DA Number	N0972/03

PROPOSAL

Address of Development:	3A Dygal Street, Mona Vale NSW 2103
Lot / DP:	3 217045
Land Use Zoning:	R2 - Low Density Residential

INSPECTION DETAILS

Inspector:	Cheyne James
Inspection date:	20/05/2020
Accreditation No.:	1269

INSPECTION RESULTS

We have attended the above property and completed an inspection. The areas inspected and the overall outcome of the inspection are listed below, together with any specific defects noted or documents required.

Inspection Area	Inspection Outcome	Reinspections
After the building work has been completed (Final)	Satisfactory (No Issues)	No reinspection required

Additional Inspection Notes:

SIGNED BY:

Cheyne James
BPB Registration No. 1269

the certification group
enhancing building performance

OCCUPATION CERTIFICATE DETERMINATION

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

OCCUPATION CERTIFICATE NO: 1050C/2005

DETERMINATION

Type of Certificate:	**Interim**
Approved/Refused	Approved
Date of Decision:	30 November 2006

SUBJECT LAND

Address:	3A Dygal Street, Mona Vale
Lot No, DP:	Lot 3, DP 217045
Council:	Pittwater

DESCRIPTION OF DEVELOPMENT

Part:	Whole
Description:	Two detached two storey dwellings
BCA classification:	1a

APPLICANT

Name:	Tom Mclean
Address:	No 3A Dygal Street, Mona Vale
Contact Number: (tel)	tel: 9913 7407

OWNER

Name:	Mrs A McLean & Mrs L Porter
Address:	No 3A Dygal Street, Mona Vale
Contact Number: (tel)	tel: 9913 7407

DEVELOPMENT CONSENT

Council	Pittwater Council
Development Consent No	N0972/03
Date of Determination	No 4 January 2005

CONSTRUCTION CERTIFICATE

Construction Certificate No's:	105/2005
Date of Determination:	22 April 2005

INFORMATION ATTACHED TO THIS DECISION

	DATE
Certificate of Subsequent Floor Levels FL-2, prepared by DP Surveying Services	20/12/2005
Certificate of Roof Ridge Levels RL-1, prepared by DP Surveying Services	20/12/2005
Certificate of Landscaping LS-1, prepared by Zenscapes Landscape Architects	15/02/2006
Certificate of External Finishes EF-1, prepared by T McLean	20/11/2005
Certificate of Ground Floor Levels FL-1, prepared by DP Surveying Services	20/12/2005
Certificate of Building Setout BS-1, prepared by DP Surveying Services	25/05/2005
Sydney Water Section 73 Certificate	07/12/2005
Plumbing and Drainage Certificate, prepared by D Woodham	01/09/2005
Smoke Alarm Certificates, prepared by Poweraid Pty Ltd	Undated
Waterproofing Certificates, prepared by Galdar Waterproofing	19/12/2005
Landscaping Certificate, prepared by Zenscapes Landscape Architects	15/02/2006
Deed of Agreement for Coloured Cosmetic Driveway, prepared by Pittwater Council	16/03/2006
Certificate of Structural Adequacy, prepared by Northern Beaches Consulting Engineers Pty Ltd	30/11/2006
On Site Stormwater Detention System Certificate, prepared by Northern Beaches Consulting Engineers Pty Ltd	13/11/2006
Stormwater Certificate, prepared by Northern Beaches Consulting Engineers Pty Ltd	31/01/2005
Glazing Certificate, prepared by Central Coast Shopfronts	10/01/2006
Water Conservation Devices Certificate, prepared by ADCO Constructions Pty Ltd	11/01/2006
Termite Management Certificate, prepared by ADCO Constructions Pty Ltd	13/07/2005
Compliance Certificate by ADCO Constructions Pty Ltd	14/11/2006
Photos & Statement (Street Trees & Road Reserve), prepared by T McLean	20/11/2006
Certification of Street Trees, prepared by Zenscapes Landscape Architects	13/03/2006
Access Certification of Completed Works, prepared by ILC Access	29/11/2006
Occupation Certificate Application Form	15/12/2004

RECORD OF CRITICAL STAGE & OTHER INSPECTIONS CARRIED OUT DURING CONSTRUCTION

		DATE
Commencement	Satisfactory	10/06/2005
Footing Excavation & Steel Placement (Front Dwelling)	Satisfactory	10/06/2005
Retaining Walls	Satisfactory	14/11/2005
Steel Placement & Floor Slab (Front Dwelling)	Satisfactory	24/06/2005
Pier Holes (Rear Dwelling)	Satisfactory	07/07/2005
Floor Slab (Rear Dwelling)	Satisfactory	15/07/2005
Floor / Wall / Roof Frame	Satisfactory	22/08/2005
Waterproofing	Satisfactory	21/10/2005
Stormwater	Satisfactory	15/11/2005
Final	Unsatisfactory	21/12/2005
Final	Unsatisfactory	15/11/2006
Final	Satisfactory	30/11/2006

INTERIM OCCUPATION CERTIFICATE

I Wayne Treble certify that:

- ☑ The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued.
- ☑ A current development consent or complying development certificate is in force for the building.
- ☑ If any building work has been carried out, a current construction certificate (or complying development 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*.

WORK TO BE COMPLETED PRIOR TO THE ISSUE OF A FINAL OCCUPATION CERTIFICATE

Comply with Conditions E1, E10h, E60, E61 & E89 of the Development Consent

SIGNATURE	
DATE OF ENDORSEMENT	**30 November 2006**
CERTIFICATE NO	**1050C/2005**

CERTIFYING AUTHORITY

Name of Certifying Authority	THE CERTIFICATION GROUP P/L
Name of Accredited Certifier	**Wayne Treble**
Registration No	P0100 - NSW Department of Planning
Contact No	PH (02) 9944 8222, FAX (02) 9944 6330
Address	PO BOX 870 NARRABEEN NSW 2101

accessibility solutions (NSW) PTY LTD

ACCESS REPORT

SITE ACCESSIBILITY

LOCATION, TRANSPORT, SHOPS & SERVICES

3A DYGAL STREET

MONA VALE

DA 972/2003

HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY

Prepared by Mark Relf

19th NOVEMBER 2019

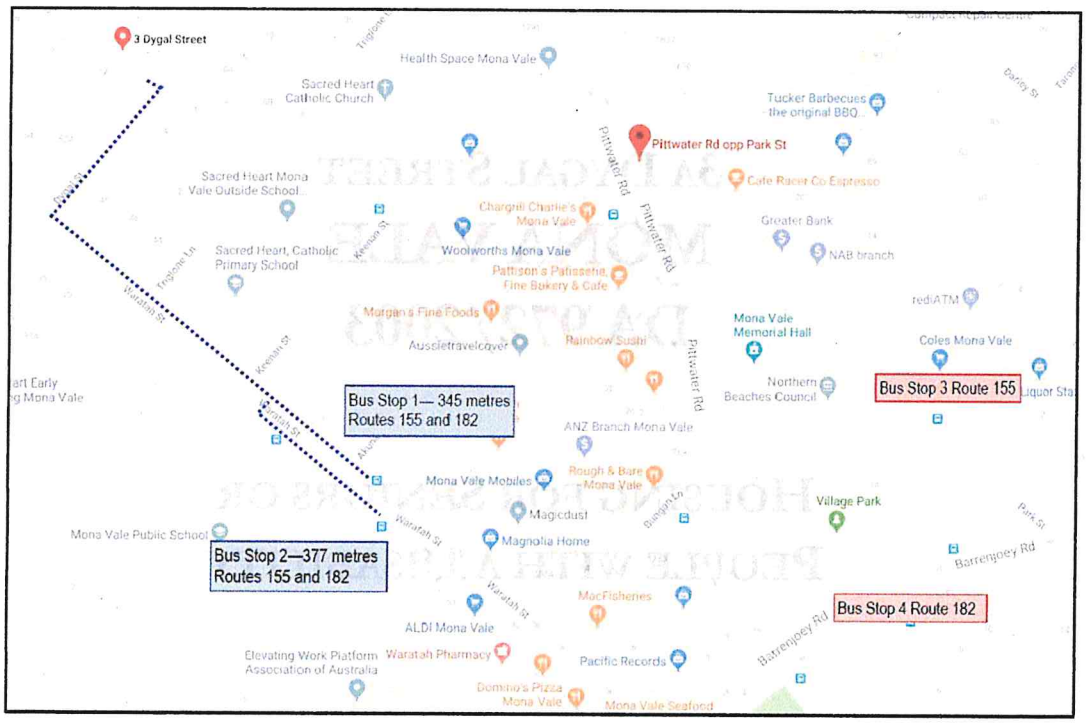
Accessibility Solutions (NSW) PTY LTD ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

Access Report

3A DYGAL STREET, MONA VALE

This report has been prepared to review the site accessibility and location of a Seniors Housing development on a site at the 3A Dygal Street, Mona Vale and in particular;

- Access to public transport to access shops and services as required by Clause 26 of the Housing for Seniors Policy and conditions D26, D27 and D39 of DA consent 972/2003.
- The provision of obvious and safe pedestrian links from the site that provide access to public transport services and local facilities as required by Clause 38 of the Housing for Seniors Policy.
- The provision of an accessible site entrance and accessible intrasite pathways to all buildings and facilities having regard to clause 2 of schedule 3 of the Housing for Seniors Policy.

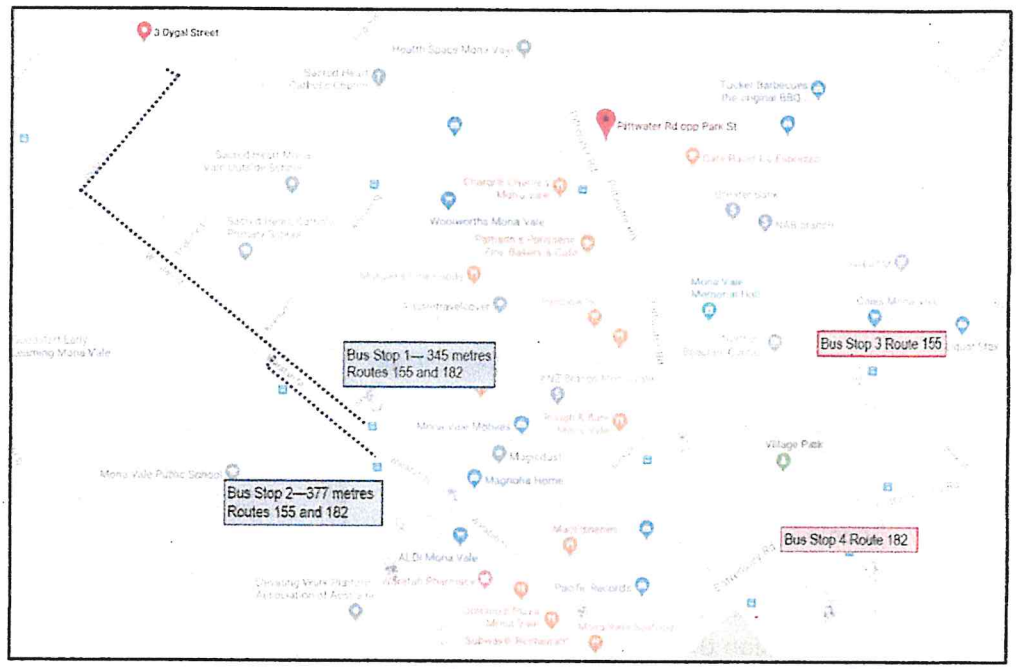


The assessment considers;

- The footpath access along Dygal Street and Waratah Street to bus stops on Waratah Street approximately 345 and 377 metres from the subject site which are serviced by routes 182 and 155. These bus stops re noted on the above plan as bus stop 1 and bus stop 2.
- Route destinations for the 155 and 182 bus service including the destination bus stops on Park Street and Barrenjoey Road Mona Vale and footpath access to shops and services in Mona Vale. The assessment also considers other destinations for route 155 at Narrabeen and for route 182 at Warriewood, Narrabeen, North Narrabeen and Elanora Heights.
- Route 155 and 182 bus service frequencies.
- Site inspection of public footpaths and bus stops.

1.3 Distance

With respect to distance, either to public transport or shops and services, the survey plans prepared by DP Surveying dated 20/09/18 and a site inspection confirm that the subject site is located approximately 345 and 377 metres to bus stops 1 and 2 on Waratah Street whereby the 155 and 182 services travel to Mona Vale, Warriewood, North Narrabeen, Narrabeen and Elanora Heights.



Destination bus stops within the abovementioned shopping centres are less than 400 metres of shops and services which provide a comprehensive range of shops and services to readily satisfy clauses 26 (1), (2) and (5) of the SEPP HS. For example; bus stops 3 and 4 on the above map the bus stops 25 to 350 metres to shops and services within Mona Vale to satisfy clauses 26 (1), (2) and (5) of the SEPP HS.

1.4 Quality of footpath access to the bus stop

D.26

The **topography** of pedestrian route from the site to the bus stops on Waratah Street near the intersection of Bungan Street has been surveyed and confirms the slope of the footpath and associated kerb ramps comply with the gradient requirements of Clauses 26 (3) and (4) of the SEPP HS.

1.5

Site Access – The development provides a shared use driveway from the front boundary to the Dygal Street roadway which incorporates a 1:8 kerb layback, 15mm gutter lip and sectional angle to the roadway not exceeding 166 degrees.

While the 15mm gutter lip exceeds the general 5mm rule of clause 7.2 of AS1428.1 my site inspection advises that the difference is negligible and causes no access barrier or hazard.

1.6 The driveway gradients of the subject premises provide variable slope between 1:10 and 1:14 to enter the site which are consistent with the requrements of clause 26 (2) of the SEPP HS.

1.7

3 Dygal Street Driveway

1.8 D19 D18

Opposite the site there is a kerb ramp that enables access to the existing footpath to Waratah Street.

The layout of the kerb ramp enables people who use a wheelchair to turn 90 degrees to access the footpath and similar when returning to the site.

In my opinion the driveway at no 3A Dygal Street, kerb amp opposite and footpath connection provide satisfactory access to satisfy clauses 26 (1), (2) and (5) of the SEPP HS.

1.9 The general slope of Dygal Street varies from 1:20 to 1:37 with two small ramps of less than 1.5 metres which have a slope of not steeper than 1:8.

There is no evidence of excessive crossfall on the existing footpath which confirms the Dygal Street footpath complies with the gradient requirements of Clauses 26 (3) and (4) of the SEPP HS.

1.10

1.6 The driveway gradients of the subject premises provide variable slope between 1:10 and 1:14 to enter the site which are consistent with the requrements of clause 26 (2) of the SEPP HS.

1.7

3 Dygal Street Driveway

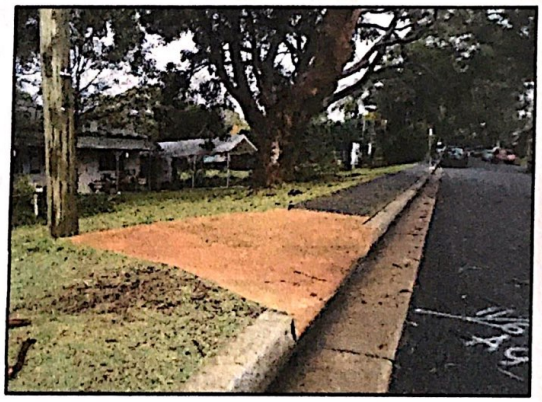
1.8 Opposite the site there is a kerb ramp that enables access to the existing footpath to Waratah Street.

D19

D18

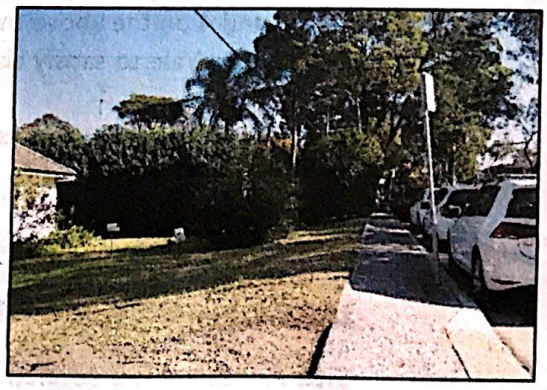
The layout of the kerb ramp enables people who use a wheelchair to turn 90 degrees to access the footpath and similar when returning to the site.

In my opinion the driveway at no 3A Dygal Street, kerb amp opposite and footpath connection provide satisfactory access to satisfy clauses 26 (1), (2) and (5) of the SEPP HS.



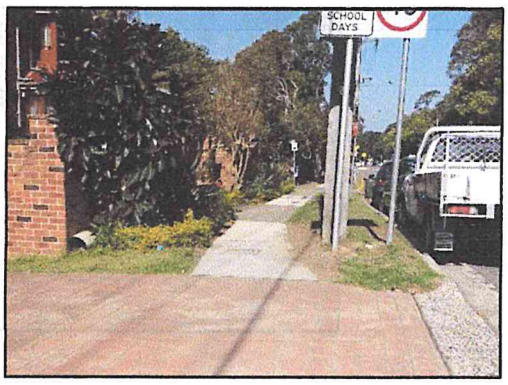
1.9 The general slope of Dygal Street varies from 1:20 to 1:37 with two small ramps of less than 1.5 metres which have a slope of not steeper than 1:8.

There is no evidence of excessive crossfall on the existing footpath which confirms the Dygal Street footpath complies with the gradient requirements of Clauses 26 (3) and (4) of the SEPP HS.



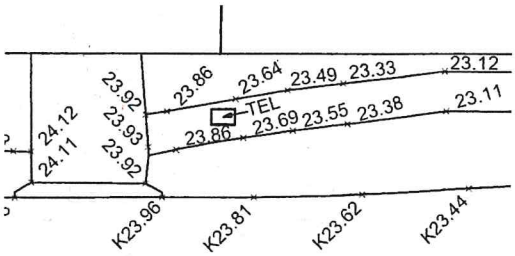
1.10

1.11 From chainage 82.137 at the corner of Waratah Street and Dygal Street the existing footpath to Triglone Lane provides varying slopes complying with clause 26(3) of the SEPP HS except for one short section of 5.87 metres adjacent to No. 44 Waratah Street whereby the footpath has a 1:10 slope for a distance greater than 5.00 metres.

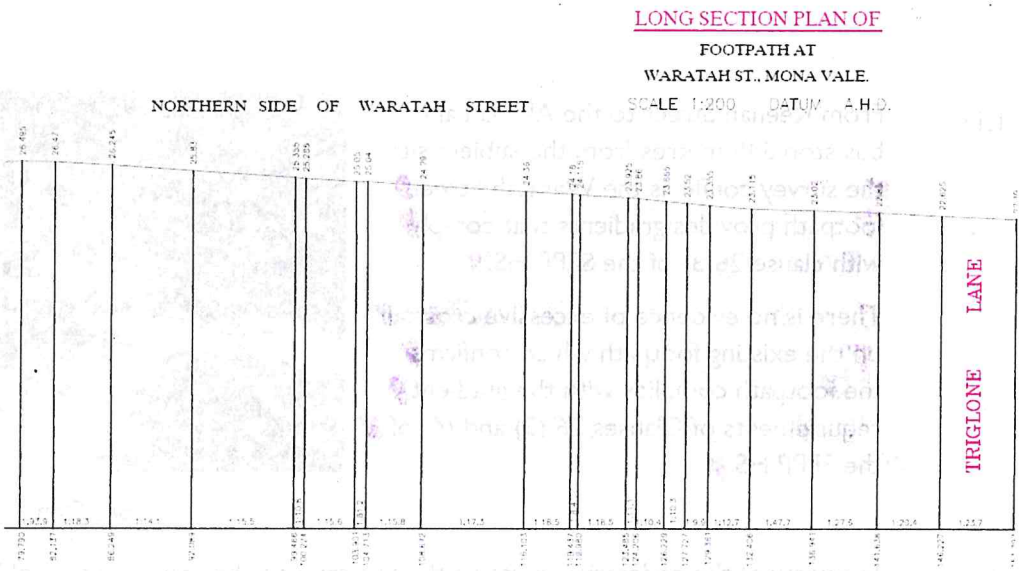


D26 In my opinion the 870mm length variation is indistinguishable on site and readily complies with clause 26(4) of the SEPP HS.

D27 Furthertmore when averaged with the footpath on either side of this section the slope gradient then complies with clause 26(3) of the SEPP HS.



D27 There is no evidence of excessive crossfall on the existing footpaths.

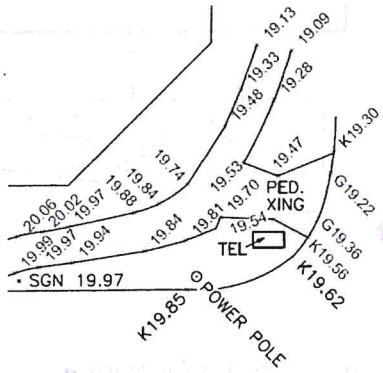


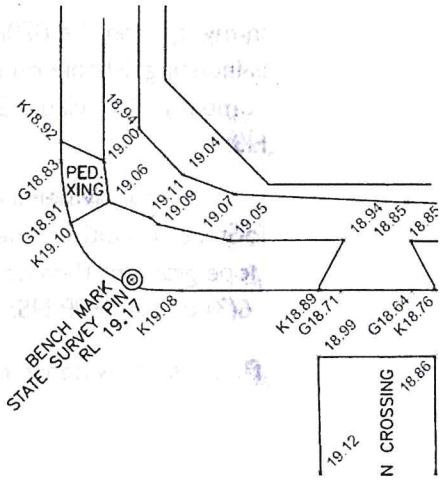
1.12 From Triglone Lane to Keenan Street the survey confirms the Waratah Street footpath provides gradients that comply with clause 26(3) of the SEPP HS.

D26

The onsite inspection illustrates two kerb ramps consistent with AS1428.1 and no evidence of excessive crossfall on the existing footpath.

Overall the footpath access complies with clause 26(4) of the SEPP HS.





1.13 From Keenan Street to the Akuna Lane bus stop 345 metres from the subject site the survey confirms the Waratah Street footpath provides gradients that comply with clause 26(3) of the SEPP HS.

D39

There is no evidence of excessive crossfall on the existing footpath which confirms the footpath complies with the gradient requirements of Clauses 26 (3) and (4) of the SEPP HS.

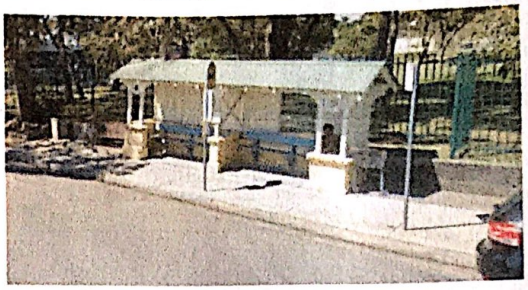
Bus Stop

1.14 In review of the pedestrian route to the bus stop on the southern side of Waratah Street the survey confirms a raised pedestrian crossing with two kerb ramps consistent with AS1428.1 and no evidence of excessive crossfall on the existing footpath.

1.15

1.16 East of the crossing the survey confirms the Waratah Street footpath to the bus stop 377 metres from the subject site provides gradients that comply with clause 26(3) of the SEPP HS and overall is a suitable pathway to satisfy 26(4) of the SEPP HS.

D39



1.17 In addition to the access to these bus stops the survey information advises that Woolworths and several shops in Bungan Street are within 400 metres of the subject site.

1.18 Nonetheless, the assessment considers the accessibility of destination bus stops and the range of shops and services at the following locations;

- Route 155 stop on Park Street, Mona Vale,
- Route 182 stop on Barrenjoey Road, Mona Vale opposite the Village Park,
- Route 182 stop on Jackson Road, Warriewood adjacent to the Warriewood Square shopping centre,
- Route 182 stop on Rickard Road, North Narrabeen,
- Route 155 and 182 stop on Waterloo Road, Narrabeen,
- Route 182 stops on Kalang Road and Powderworks Road, Elanora Heights,

1.19 **Mona Vale Destination Bus Stops**

Bus Route 155 provides two bus stop locations within the shopping centre on Waratah Street near the Akuna Lane intersection and the Park Street stop adjacent to Coles/Pittwater Place shopping complex.

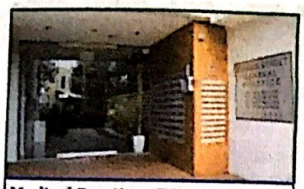
Bus Route 182 provides two bus stop locations within the shopping centre on Waratah Street near the Bungan Street intersection and Barrenjoey Road stop opposite the Village Park near the Coles/Pittwater Place shopping complex.

There are accessible footpath routes from both locations with signalised crossings and marked pedestrian crossings that facilitate continuous accessible paths of travel to an appropriate range of banks, medical practitioners, retail, commercial and recreation services to comply with clauses 26 (2b)(3)(4)(5) and 38(i) of the SEPP HS as illustrated on the map below.

1.20

Route 182 stop on Barrenjoey Road, Mona Vale opposite the Village Park

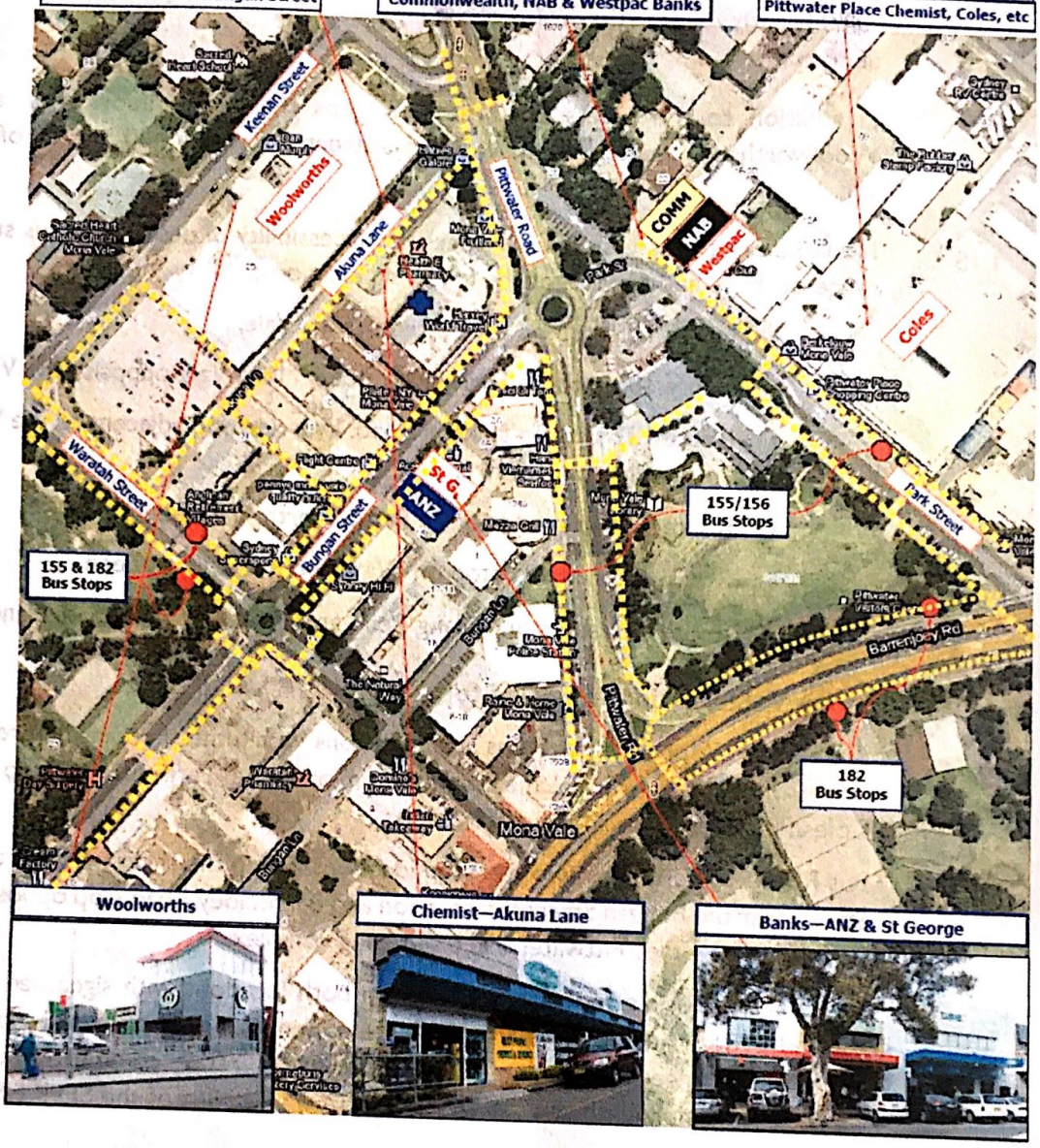
1.21



Medical Practice—5 Bungan Street

Commonwealth, NAB & Westpac Banks

Pittwater Place Chemist, Coles, etc



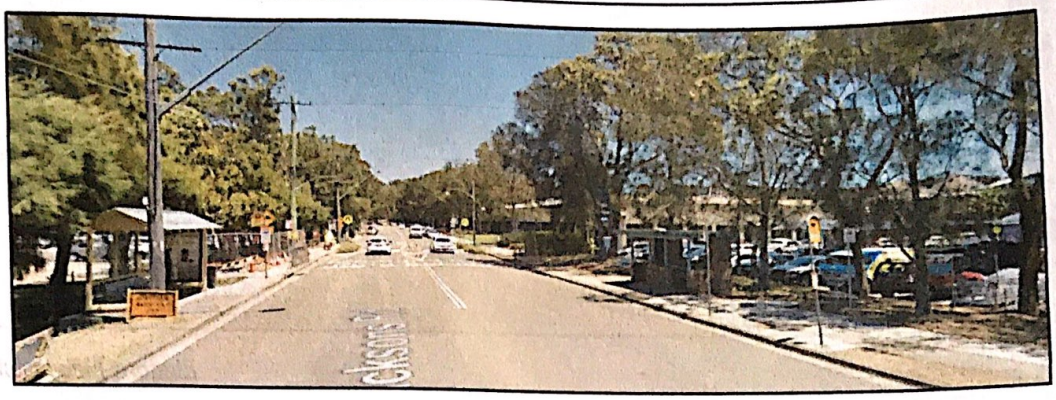
Woolworths

Chemist—Akuna Lane

Banks—ANZ & St George

1.22 **Warriewood Square Shopping Centre on Jacksons Road** provides bus route 182 stops on Jacksons Road directly adjacent to the shopping centre. The footpaths and pedestrian crossing facilitate appropriate access to a wide range of shops and services in accordance with clauses 26(1)(2)(3)(4)(5) and 38(i) of the SEPP HS, including banks, medical practitioners, retail, commercial and recreation services.

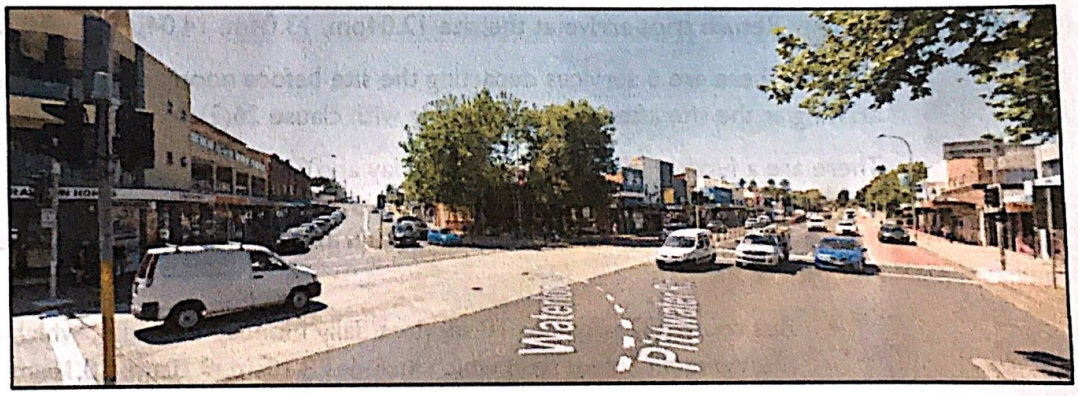
1.23



Jacksons Road bus stops adjoining Warriewood Square

1.24 **Narrabeen Destination Bus Stops**

Bus Routes 155 and 182 stop in several locations within the shopping centre on Waterloo Street, Lagoon Street (155) and Pittwater Road (182) which facilitate accessible footpath routes to an appropriate range of banks, medical practitioners, retail, commercial and recreation services to comply with clauses 26 (2b)(3)(4)(5) and 38(i) of the SEPP HS.



Pittwater Road and Waterloo Road

1.25 **Elanora Height Shopping Centre on Kalang Road** provides bus route 182 stops on Kalang Road and Powderwiorks Road directly adjacent to the shopping centre. The footpaths and pedestrian crossing facilitate appropriate access to a range of shops and services consistent with clauses 26(1)(2)(3)(4)(5) and 38(i) of the SEPP HS, including a IGA retail, commercial and recreation services.

Elanora Heights shopping centre

1.26 **Destination Accessibility**

In addition to the abovementioned shopping centres at Warriewood, Narrabeen, North Narrabeen and Elanora Heights it is evident from the 155 and 182 bus routes that the public transport enables direct access to other destinations for social and recreational access within local communities to confirm the development site and future residents will be well connected to shops and services in a manner that complies with clauses 26(1)(2)(3)(4)(5) and 38(i) of the SEPP HS.

1.27 **Route 155 Services – Mona Vale to Narrabeen & Return**

- Bus route 155 provides 32 services daily Monday to Friday, which depart from the Waratah Street stop which includes 8.17am, 8.48am, 9.18am, 9.54am, 10.26am, 11.26am.
- Return trips arrive at the site 12.04pm, 13.04m, 14.04pm, 15.04pm, 15.40pm.

Overall, there are 6 services departing the site before noon and 5 return services arriving at the site after noon to comply with clause 26(2)(b) of the SEPP HS.

There are a further 20 services on Saturday and Sunday.

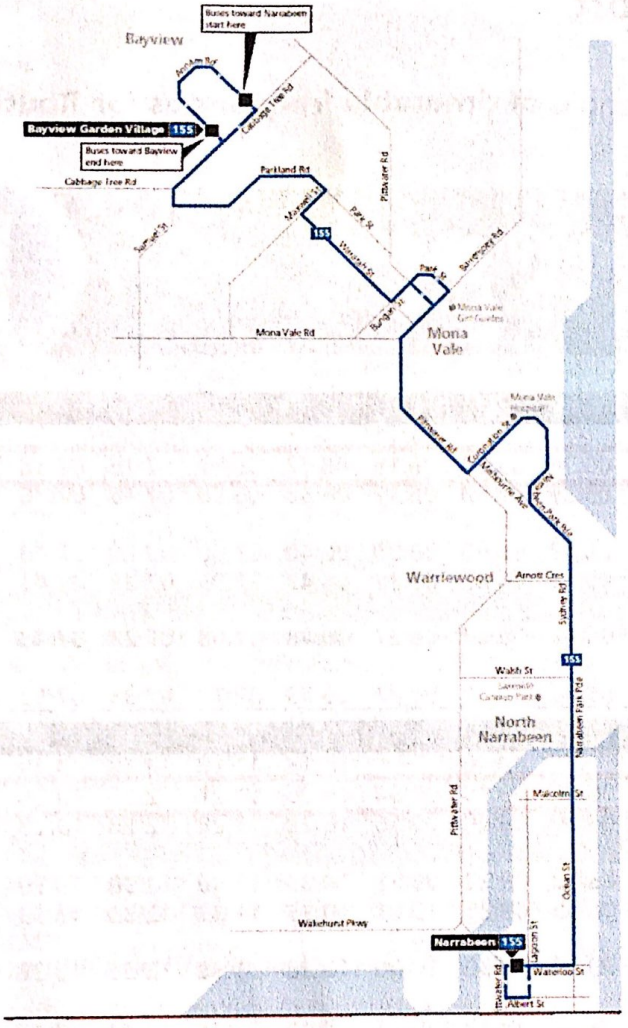
1.28 **Route 182 Services – Mona Vale to Narrabeen via Warriewood, Elanora Heights & Return**

- Bus route 182 provides 18 services daily Monday to Friday, which depart from the Waratah Street stop which includes 8.10am, 9.10am, 10.10am, 11.10am.
- Return trips arrive at the site 12.44pm, 13.44m, 14.46pm, 15.46pm, 16.45pm, 17.45pm.

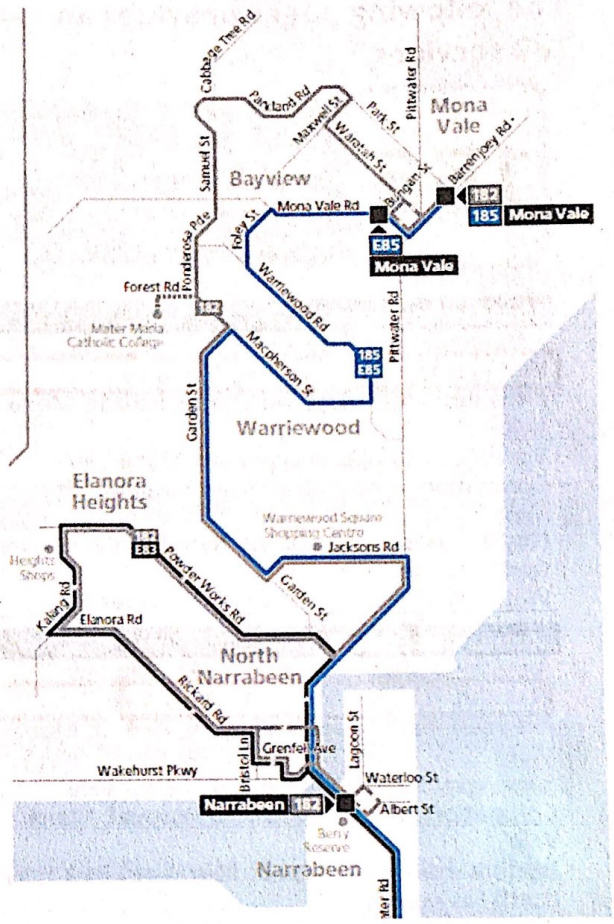
Overall, there are 4 services departing the site before noon and 6 return services arriving at the site after noon and before to comply with clause 26(2)(b) of the SEPP HS.

There are a further 15 services on Saturday and Sunday.

1.29



Route 155



Route 182

Summary Conclusion of Access to Services, Bus Stops and Bus Services

1.30 In summary it is evident that;

- There are existing footpaths from the subject site that enable appropriate pedestrian access to the public bus transport services 155 and 182 in accordance with clauses 26(2)(3)(4) and 38(i) of the SEPP HS which travel to a range of shopping centres at Mona Vale, Warriewood, Narrabeen, North Narrabeen and Elanora Heights that provide a comprehensive range of services to readily satisfy clauses 26(1) and 26(5) of the SEPP HS.
- Bus services 155 and 182 operate 7 days a week with a suitable frequency of services that comply with clause 26(2)(b) of the SEPP HS.

Mark Relf

Mark Relf
Access Consultant (ACAA)

D40

DP SURVEYING SERVICES

A.B.N. 72 489 908 140
Land & Engineering Surveys
David Parsons, B.Surv. M.I.S. (Aust)
50 Binburra Avenue, Avalon 2107
Phone: (02) 9918-2060 Fax: (02) 9918-7677
Mobile: 0414 183 220
Email: david@dpsurveying.com.au

24 November, 2006

Our Ref: 1015

TOM MCLEAN
3A DYGAL STREET
MONA VALE NSW 2103

Re: 3a Dygal Street, Mona Vale.

As instructed I have inspected the new footpath constructed on the eastern side of Dygal Street from opposite No.3a to Waratah Street and find that it complies with the drawing supplied and prepared by Sean Gartner Architects, Project No.0347, dated Aug 2004 and with clauses D19 and D40 of Councils Development Consent N0972/03 and with verbal instruction given to client by Council's Pavement Inspector.

David Parsons
Registered Surveyor

Greg Houston Plumbing Pty Ltd
ABN 58 001 896 662 – Lic No: L1448
1/9 Hargraves Place
Wetherill Park NSW 2164
Telephone: 02 9756 1623
Facsimile: 02 9725 5439
Email: admin@greghoustonplumbing.com.au
www.greghoustonplumbing.com.au

Sydney Water Lic. Water Service Coordinator
Sydney Water Lic. Quick Check Agent
ISO 9001:2000 Certified Company
Design & Project Management
Sewer & Water Construction
Stormwater, Drainage &
Plumbing Services

Mr Tomas N McLean
78 Narrabeen Park Pde
WARRIEWOOD NSW 2102

December 9, 2005

Job No: D0029

RE: *3a Dygal St, Mona Vale*
CASE: 74928

Please find enclosed your Section 73 Certificate for the above-mentioned development.

Greg Houston Plumbing would like to thank you for this opportunity in providing your Sydney Water requirements.

Should you have any further development requirements, please do not hesitate to contact us.

Kind Regards

Jessica Obreque
Project Administrator
Water Service Coordinator

Sydney WATER

Case No. 74928

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	**Pittwater Council**		
Street	**Dygal Street**		
Lot No. (s)	DP	Lot No. (s)	DP
Development	**Demolition of existing dwelling and construction of 2 detached dwellings**		
NAME OF APPLICANT	**Michael Frost & Assoc**		
APPLICANT'S ADDRESS	**C/- Greg Houston Plumbing Pty Ltd 1/9 Hargraves Place Wetherill Park 2164**		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE ~~SUBDIVISION~~/DEVELOPMENT:

1. ~~Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
2. **Water facilities are available.**
3. ~~Water facilities cannot be provided within a reasonable time from the date of this certificate.~~
4. ~~Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
5. **Sewerage facilities are available.**
6. ~~Sewerage facilities are under the control of the local council.~~
7. ~~Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~
8. ~~Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

~~THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE SUBDIVISION/ DEVELOPMENT:~~

9. ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
10. ~~Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
11. ~~Sewerage facilities are under the control of the local council.~~

Applicant Reference No. **D0029** Council Reference No. **DAN0972/03**

Name **Tracy Sutherland** Signature T Sutherland
(Approving Officer for and on behalf of Sydney Water)

Name **Jack Diplock** Signature .....
(Approving Officer for and on behalf of Sydney Water)

Development Services Office: **Sydney** Dated: **7 December 2005**

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.

Sydney Water Corporation ABN 49 776 225 038
120 Smith Street Wollongong NSW 2500 Australia PO Box 17 Wollongong NSW 2520 Australia
Telephone 132 092 Facsimile (02) 4223 3309 DX 5177 Wollongong Internet www.sydneywater.com.au

Case No. 74928

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	**Pittwater Council**		
Street	**Dygal Street**		
Lot No. (s)	DP	Lot No. (s)	DP
Development	**Demolition of existing dwelling and construction of 2 detached dwellings**		
NAME OF APPLICANT	**Michael Frost & Assoc**		
APPLICANT'S ADDRESS	**C/- Greg Houston Plumbing Pty Ltd 1/9 Hargraves Place Wetherill Park 2164**		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE ~~SUBDIVISION~~/DEVELOPMENT:

1. ~~Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
2. **Water facilities are available.**
3. ~~Water facilities cannot be provided within a reasonable time from the date of this certificate.~~
4. ~~Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
5. **Sewerage facilities are available.**
6. ~~Sewerage facilities are under the control of the local council.~~
7. ~~Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~
8. ~~Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

~~THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE SUBDIVISION/ DEVELOPMENT:~~

9. ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
10. ~~Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
11. ~~Sewerage facilities are under the control of the local council.~~

Applicant Reference No. **D0029** Council Reference No. **DAN0972/03**

Name **Tracy Sutherland** Signature T Sutherland

(Approving Officer for and on behalf of Sydney Water)

Name **Jack Diplock** Signature .....

(Approving Officer for and on behalf of Sydney Water)

Development Services Office: **Sydney** Dated: **7 December 2005**

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS

A signed copy is held by Sydney Water

original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan ubdivision/development was lodged so that you can satisfy the relevant condition of consent.

DP SURVEYING SERVICES

A.B.N. 72 489 908 140

Land & Engineering Surveys

David Parsons, B.Surv. M.I.S. (Aust)

50 Binburra Avenue, Avalon 2107

Phone: (02) 9918-2060 Fax: (02) 9918-7677

Mobile: 0414 183 220

Email: david@dpsurveying.com.au

24 November, 2006

Our Ref: 1015

TOM MCLEAN
3A DYGAL STREET
MONA VALE NSW 2103

Re: 3a Dygal Street, Mona Vale.

As instructed I have inspected the new footpath constructed on the eastern side of Dygal Street from opposite No.3a to Waratah Street and find that it complies with the drawing supplied and prepared b Sean Gartner Architects, Project No.0347, dated Aug 2004 and with clauses D19 and D40 of Councils Development Consent N0972/03 and with verbal instruction given to client by Council's Pavement Inspector.

David Parsons
Registered Surveyor

ILC Access

A service of Independent Living Centre NSW

29 November 2006

Mr Tom McLean
3B Dygal Street
Mona Vale NSW 2103

Dear Mr. McLean

Re: Development at 3A & 3B Dygal Street, Mona Vale
Access for older people and people with a disability

We have conducted site visits on a number of occasions following construction completion to the SEPP 5 development at 3A and 3B Dygal Street Mona Vale. We consider that the completed development complies with the relevant access provisions for older people and people with disabilities according to the SEPP 5 requirements, plans approved by Pittwater Council and conform to the relevant elements the Council conditions and features of AS1428 that are appropriate for this development.

The owners of 3B Dygal Street are over 65 years of age. The owners of 3A have an adult daughter that lives with them, who has Down's Syndrome. Some small changes to the above requirements have been made with our approval to better suit the specific needs of those users, without causing any significant disadvantage to other potential future users of the properties.

The completed development has;

- Glazed panels in the main entrance doors of both units (Condition D13),
- Both dwellings are fitted out to comply with the minimum requirements of SEPP 5 clause 13A as relevant to the users (Condition 38),
- Internal stairs with handrails on both sides complying with the relevant features of AS1428.1 for the users (Condition D43),
- All external doors have a clear opening of minimum 850mm with circulation spaces complying with AS1428.1 figure 12 (Condition 44),
- All internal door have a clear opening of 820mm (Condition 57),
- Designated adaptable dwelling has been fitted out with the relevant requirements of AS4299 Class B for the users (Condition 58),
- Internal doors and openings of the designated adaptable dwelling to the ground floor bedroom, laundry, ground floor bathroom, living areas and

Independent Living Centre NSW • ABN: 56 486 236 348
No 1 Fennell Street Parramatta NSW 2150
Telephone: 02 9890 0940 • Fax: 02 9890 0966
e-mail: accessteam@ilcnsw.asn.au • Web: www.ilcnsw.asn.au

kitchen have the circulation spaces to comply with AS1428.1 figure 12 (Condition 59),

- Bathrooms on the ground floor of both dwellings have the circulation spaces of AS1428.1 with a visitable toilet and a shower of minimum dimensions of 1160mm wide by 1100mm deep (Condition 62),
- Kitchens in both dwellings have the potential for a height adjustable bench 800mm long located in an area of the kitchen to suit the needs of the user (Condition 63),
- A ramp with landings located between the two dwellings to comply with the relevant features of AS1428.1 to suit the users and walkways not steeper than 1:20 (Condition 67),
- Both dwellings have garages of the required minimum dimensions (Condition 68)

In our opinion, the completed development at 3A and 3B Dygal Street Mona Vale provides accessible building features listed above for older people and people with disabilities to suit the current occupants and accommodates for any future mobility needs. These features are viewed as functional and comply with the intent of the above conditions.

Yours sincerely

Marcelle Alam, B.App.Sc.(OT), Grad.Cert.Hlth.Sc.(OT),
Accredited Access Consultant &
Accredited Occupational Therapist.

Certificate of Installation
in accordance with AS 3660.1-2000
New construction

PAD 3

Name of ~~owner~~/builder ADCO CONSTRUCTION P/L Nº A 072168

~~Property~~ Address 85 ALEXANDER ST CROWS NEST

PROPERTY 3A DUGAL ST MONA VALE Post Code

AS 3660.1 Termite work: **Termiticide Liquid Barrier Treatment** ☑

and/or **Physical Barrier or other Barrier Installation** ☐

A Liquid Termite Barrier was installed to the following area(s) UNDER SLAB AREA TOP AND BOTTOM BEARINGS AS PER PLAN using the liquid termiticide(s) which contain the active constituent(s) BIFENTHRIN. The concentration of the liquid termiticide/s used was 5 % and the total volume used was 2950 Lt.

A Physical or other Barrier System(s) was installed in the following area(s) NIL using The method(s) of installation was (cross out one or the other) integrated with each other. The above system(s) **are/are not** (cross out one or the other) integrated with the concrete poured by the builder to form the termite barrier.

The resulting barrier is a complete/partial (cross out one or the other) barrier, if the barrier is not complete further work may be required as partial barriers are not effective and may allow undetected Termite entry. You should consult with the builder. See the limitations below.

The Termite Barrier was carried out on the 13 day of Jul. 20 05 and a durable notice was placed and .

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months.

It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite barrier installed or allow concealed termite entry to the property.

We recommend an inspection of the building and the surrounds every 6 months.

Termiticide Barriers degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Barrier.

If the above barrier(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 2870-1996 + amendments.

Terms and Conditions on Page 1 form an important part of this Certificate.

Limitations that apply to the above installation are: UNDER SLAB TREATMENT ONLY. COMPLETE EXTERNAL PERIMETER TREATMENT IS ALSO REQUIRED.

(PLEASE READ CONDITIONS OVERLEAF)

COI PAD 3 1.04

Certificate of Installation in accordance with AS 3660.1-2000

Terms and Conditions

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - This Certificate is made solely for the benefit of the builder/owner named on the face of this Certificate and no liability or responsibility whatsoever is accepted to any third party who may rely on the Certificate either wholly or in part. Any third party acting or relying on this Certificate in whole or in part does so at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. Prior to the site being prepared the builder should have ensured that all termite activity found was eradicated in accordance with AS 3660.1-2000. Prior to work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. See clauses 3 and 10 below.
2. The effectiveness of this installation is dependent upon the provision of a complete (full) barrier being installed in accordance with AS 3660.1-2000 using approved termiticides, systems and/or products. If the barriers are disturbed, breached or bridged then concealed entry by subterranean termites is possible.
3. No liability is accepted for any failure of a termite barrier and this firm warrants only to provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the barrier is a partial barrier or if the builder has not arranged for the termite eradication in clause 1 above.
4. The barrier(s) installed, as detailed on this Certificate and in the diagram, provide a barrier against subterranean termites only. The barrier is not a barrier against any other pest(s) and in particular does not provide any barrier against "drywood (KALOTERMITIDAE) or dampwood termites.
5. **No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.**
6. The termite barrier(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandahs etc), introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers can be destroyed completely by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation is essential.
7. When installing paths, lawn, gardens etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite barrier system then it is equally important not to cover the slab edge unless another form of barrier is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite barrier installation is essential.
8. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.
9. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.
10. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.
11. **It is the building owner's responsibility to ensure that the inspections, recommended in AS 3660.2-2000, are performed.** Please contact this firm.

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed barrier has been breached or bridged in any way.

The Australian Standard AS 3660.2-2000 recommends that: - "Regular, competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". The Standard also recommends "The building owner should ensure that regular inspections – are carried out by a person competent in Unit 8 Inspect and Report on Timber Pests of the National Pest Management Competency Standards, or equivalent" and has "experience in accordance with that specified in AS 4349.3-1998". Termites can build around barriers but can be detected during the recommended inspections.

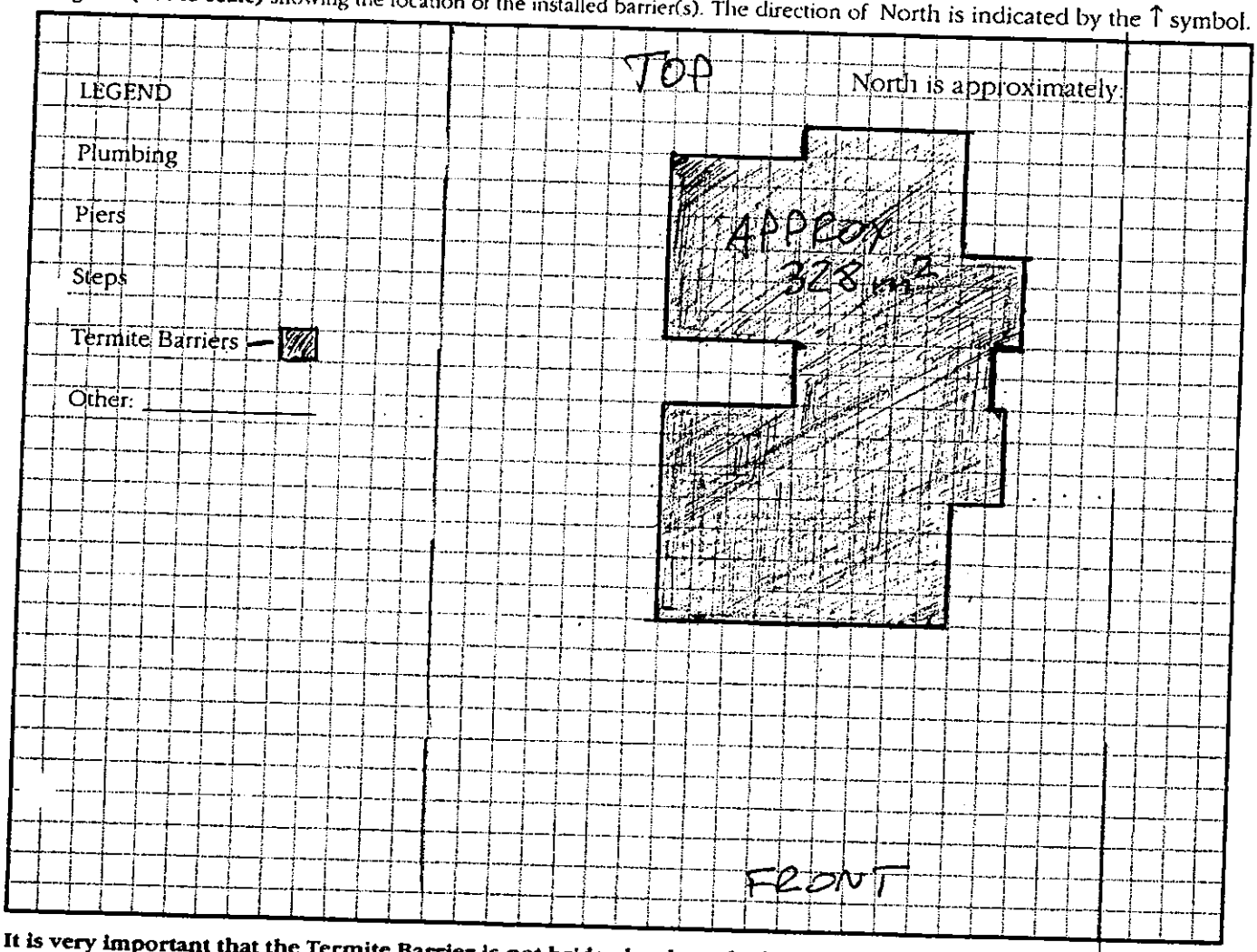
Modern termiticides have a limited life expectancy. The termite barriers will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 carried out by a qualified termite inspector.

IMPORTANT INFORMATION: The Australian Standard AS 3660.1-2000 Termite Management Part 1: New Buildings details the "methods to deter concealed entry by termites" and goes on to say " a termite barrier system constructed in accordance with this Standard cannot prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections." A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required.

Pestworks Net Aust P/L
26 Virginia St
Kensington NSW 2033
Ph: 1300 664 844
Fax: 9666 5166
E-mail: termites@pestworks.com.au
www.pestworks.com.au

A 072168

Diagram (not to scale) showing the location of the installed barrier(s). The direction of North is indicated by the ↑ symbol.



It is very important that the Termite Barrier is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

Frequent inspections are very important. Termite barriers do not kill or stop termites. The barriers are installed to prevent concealed access only. The barriers are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2-2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Barrier.

Installation Firm: PESTWORKS NET AUSTRALIA

Firm's Address: 26 VIRGINIA ST KENSINGTON

Post Code:

Telephone: 9666 44 66

Name of Installer: A. ASCER

Installer's Licence No.: 1915

Insurance Termite Accreditation No.:

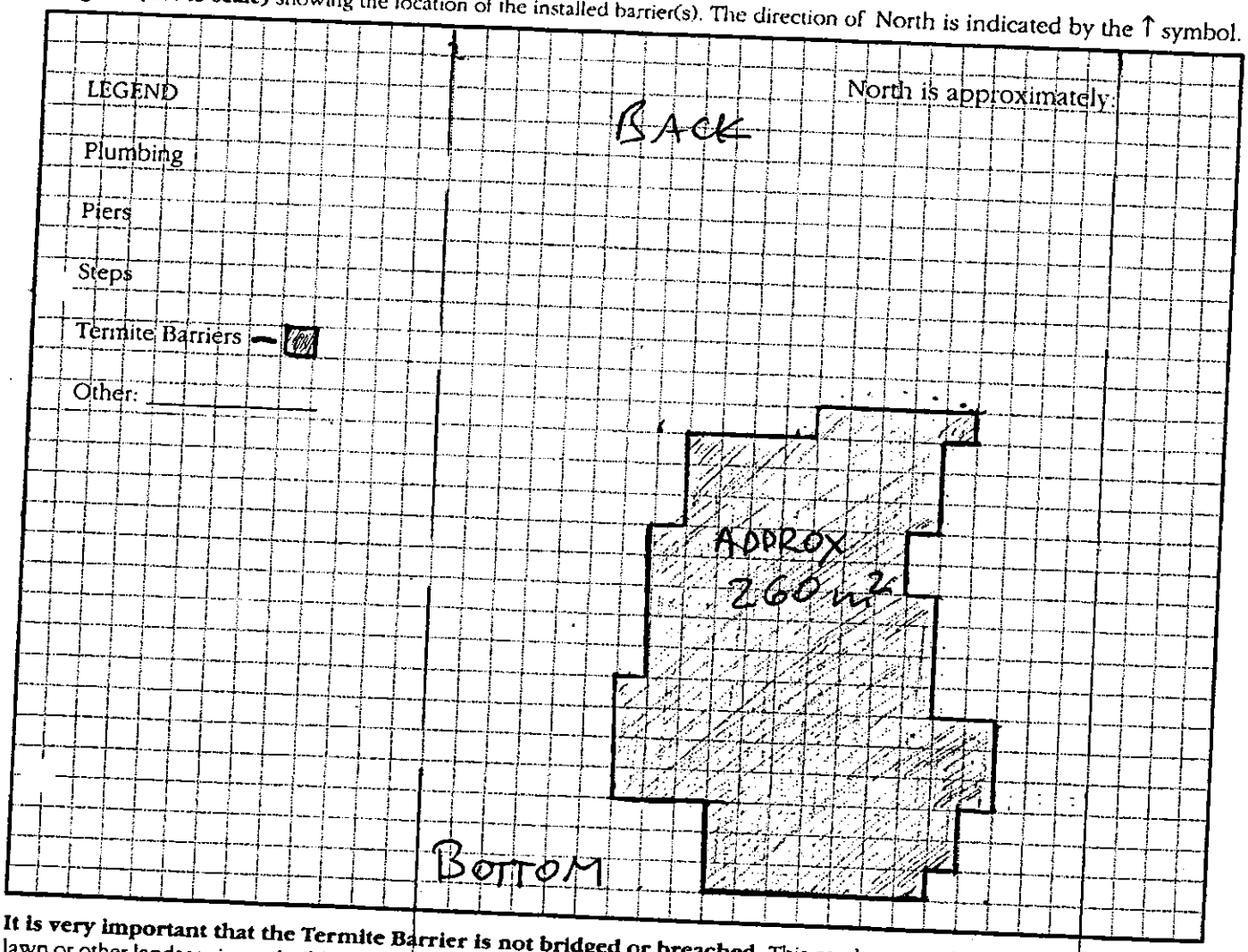
Signature:

Date: 13.07.05

Pestworks Net Aust P/L
26 Virginia St
Kensington NSW 2033
Ph: 1300 664 844
Fax: 9666 5166
E-mail: termites@pestworks.com.au
www.pestworks.com.au

A 072168

Diagram (not to scale) showing the location of the installed barrier(s). The direction of North is indicated by the ↑ symbol.



It is very important that the Termite Barrier is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

Frequent inspections are very important. Termite barriers do not kill or stop termites. The barriers are installed to prevent concealed access only. The barriers are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2-2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Barrier.

Installation Firm: PESTWORKS NET AUSTRALIA

Firm's Address: 26 VIRGINIA ST KENSINGTON

Post Code:

Telephone: 9666 4466

Name of Installer: A. ASLER

Installer's Licence No.: 1915

Insurance Termite Accreditation No.:

Signature:

Date: 13.07.05

Page 6 of 4

COI PAD 3 1.04

Pittwater Council
Component Certificate

DA No: N0972/03

CC No:

Property: 3A DYGAL STREET MONA VALE NSW 2103

External Finishes
EF-1

I THOMAS. N McLEAN of THOMAS N McLEAN CONSULTANTS PTY LTD
(Name) (Business)

at 78 NORBERTON PARK PARADE
(Mailing Address)

(02) 9913 7407
(Contact Phone No)

being a:

☐ Principal Certifying Authority (Accreditation No. .....)

☑ Licensed Builder (Licence No. PROJECT MANAGER AIQS)

hereby certify that all external finishes, ie. roof, walls, glazing, trim, driveways and hard surface areas are in accordance with all relevant conditions of development consent.

Signature ..... Date 20.11.05

Pittwater Council
Component Certificate

DA No: N0972/03

CC No:

Property: 3A DYGAL STREET MONA VALE NSW 2103

Roof Ridge Levels
RL-1

I DAVID PARSONS (Name) of DP SURVEYING SERVICES (Business)

at 50 BINBURRA AVE., AVALON (Mailing Address)

9918 2060 (Contact Phone No)

being a qualified registered surveyor, (Registration No. 1042)

hereby certify that the **roof ridge levels** ~~comply with the levels nominated on the approved plans or by any condition of Development Consent.~~ are as shown in my accompanying plan dated 20/12/05

Signature D.Parsons Date 20/12/05

Pittwater Council

Component Certificate

DA No: **N0972/03**

CC No:

Property: **3A DYGAL STREET MONA VALE NSW 2103**

Ground Floor Levels

FL-1

I DAVID PARSONS (Name) of DP SURVEYING SERVICES (Business)

at 50 BINBURRA AVE, AVALON (Mailing Address)

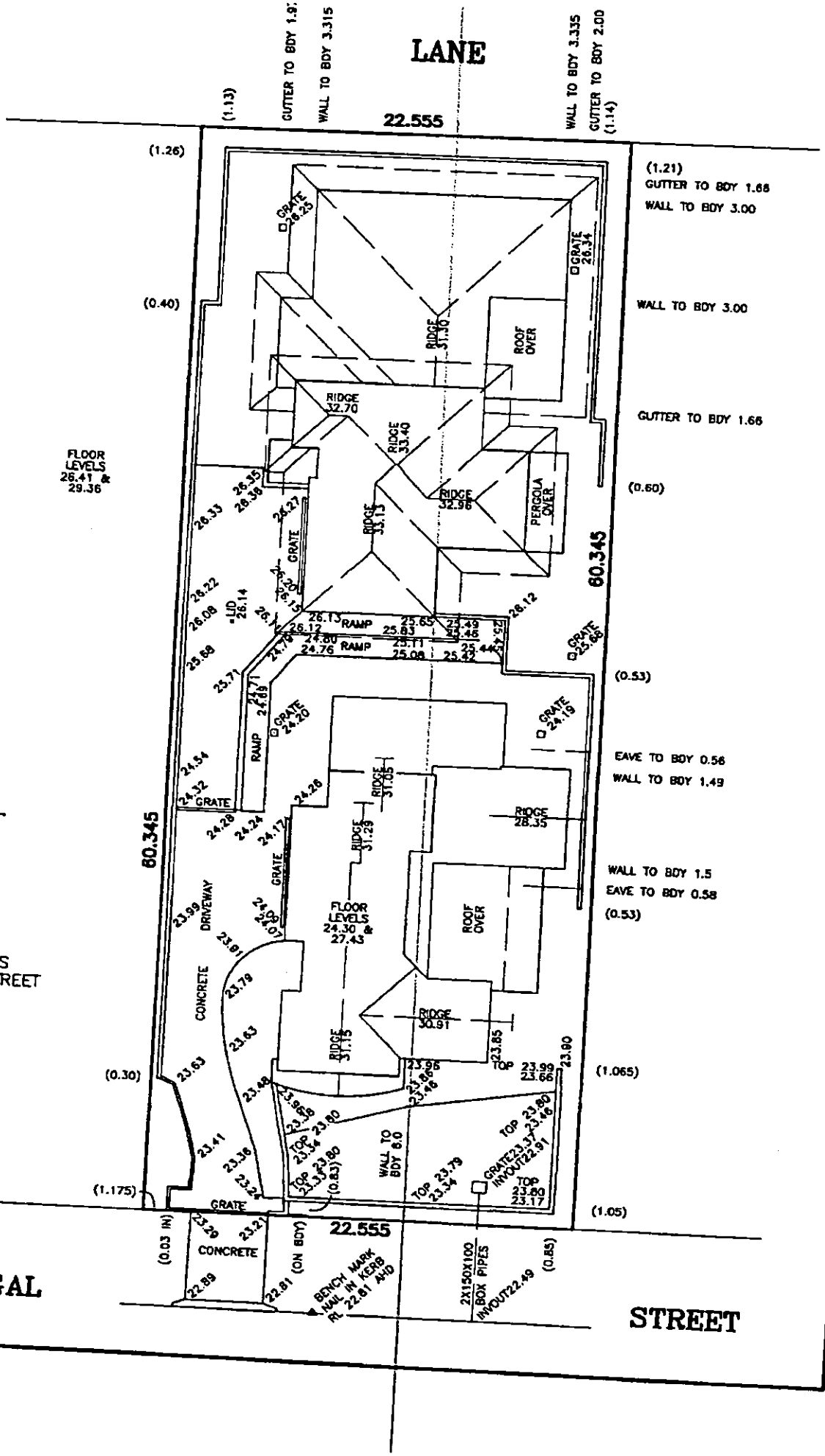
99182060 (Contact Phone No)

being a qualified registered surveyor, (Registration No. 1042)

hereby certify that the **ground floor levels** ~~comply with the levels nominated on the approved plans or by any condition of Development Consent~~ are as shown in my accompanying plan dated 20/12/05.

Signature D P Date 20/12/05

D.P. SURVEYING SERVICES
LAND & ENGINEERING SURVEYORS
27 QUEENS AVENUE, AVALON 2107.
PHONE : 99182060
FAX NO : 99187677
DATE : 20 DECEMBER, 2005
MY REF : 1015



REGISTERED SURVEYOR

PLAN
OF
NEW RESIDENCES
NO.3A DYGAL STREET
MONA VALE

Pittwater Council

Component Certificate

DA No: N0972/03

CC No:

Property: 3A DYGAL STREET MONA VALE NSW 2103

Building Setout

BS-1

I DAVID PARSONS (Name) of DP SURVEYING SERVICES (Business)

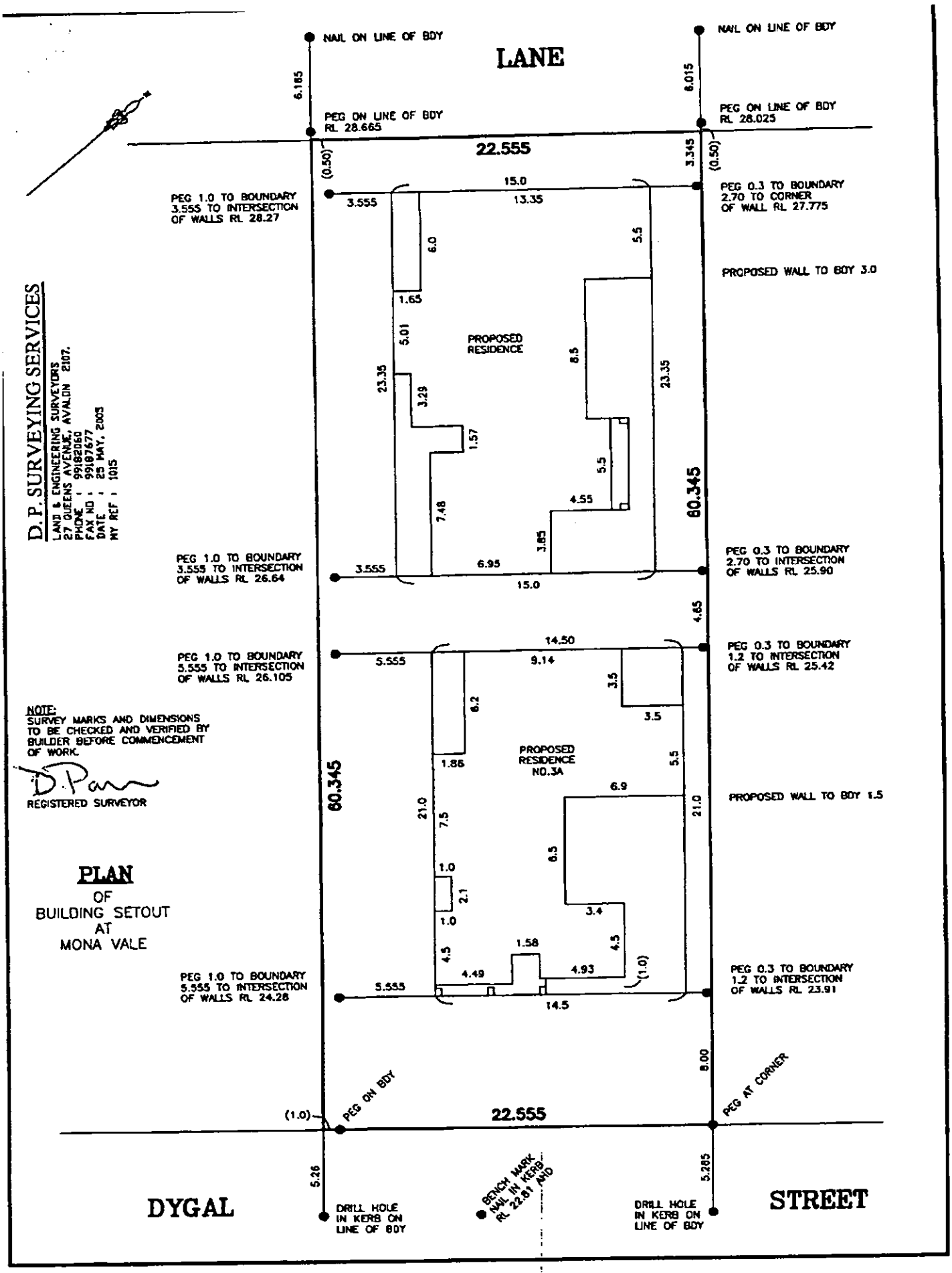
at 50 BINGBURRA AVE, AVALON (Mailing Address)

99182060 (Contact Phone No)

being a qualified registered surveyor, (Registration No. 1042)

hereby certify that the building has been set out ~~in accordance with the boundary setbacks nominated on the approved Development Consent plans or as amended/required by any condition of Development Consent~~ as shown in my accompanying plan dated 25/5/05

Signature D.P. Date 25/5/05



D.P. SURVEYING SERVICES

LAND & ENGINEERING SURVEYORS
27 QUEENS AVENUE, AVALON 2107.
PHONE : 99182060
FAX NO : 99187677
DATE : 25 MAY, 2005
MY REF : 1015

NOTE:
SURVEY MARKS AND DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE COMMENCEMENT OF WORK.

REGISTERED SURVEYOR

PLAN
OF
BUILDING SETOUT
AT
MONA VALE

Pittwater Council

Component Certificate

DA No: **N0972/03**

CC No:

Property: 3A DYGAL STREET MONA VALE NSW 2103

Landscaping

LS-1

I IAN ANDREWS of ZENSCAPES LANDSCAPE ARCHITECTS
(Name) (Business)

at PO BOX 531 COLLAROY NSW 2097
(Mailing Address)

9979-1225
(Contact Phone No)

being a:

☐ qualified horticulturist

☑ landscape architect

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature ..... Date 15/2 '06

Pittwater Council
Component Certificate

DA No: N0972/03

CC No:

Property: 3A DYGAL STREET MONA VALE NSW 2103

Subsequent Floor Levels
FL-2

I DAVID PARSONS of DP SURVEYING SERVICES
(Name) (Business)

at 50 BINBURRA AVE, AVALON
(Mailing Address)

99152060
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 1042)

hereby certify that the **subsequent floor levels** ~~comply with the levels nominated on the approved plans or by any condition of Development Consent~~ are as shown in my accompanying plan dated 20/12/05.

Signature ..... Date 20/12/05

DENNAT PROJECTS PTY LTD T/AS
GALDAR WATERPROOFING
Specialised Commercial Industrial Domestic Waterproofing

ACN/ABN 35 099 380 033 *LIC 137298C*

Phone: (02) 9645-1197
Fax. (02) 9645-1197
Mobile: 0411 336 913

79 Jocelyn Street
CHESTER HILL NSW 2162

19 December 2005

Attention; Jed Nicholl
ADCO CONSTRUCTIONS P/L
P O Box 995
CROWS NEST NSW 2065
BY FACSIMILE TRANSMISSION: 8437.5054 (original to follow in post)

c.c. Ian Campbell
Adco Constructions P/L
BY FACSIMILE TRANSMISSION: 9997 4485

Dear Sirs,

RE: CERTIFICATION for INTERNAL WET AREAS
PROJECT: 3A DYGAL STREET, MONA VALE

Please find **attached** Galdar Waterproofing's Certification.

Please note: Galdar Waterproofing's Ten Year Workmanship Warranty; and Durotech's Ten Year Product Warranty for Duromastic ACS-2 will be forwarded to you upon receipt of payment of our Invoice of even date.

Yours faithfully
GALDAR WATERPROOFING

DENNIS RUTHERFORD

Encl.

DENNAT PROJECTS PTY LIMITED T/AS
GALDAR WATERPROOFING

ABN 35 099 380 033

79 Jocelyn Street
CHESTER HILL NSW 2162
Telephone: (02) 9645.1197
Facsimile: (02) 9645.1197
Mobile: 0411 336 913

CERTIFICATION

BUILDER: **ADCO CONSTRUCTIONS P/L**

PROJECT: **3A DYGAL STREET, MONA VALE**

JOB NO: **Z195036**

RE: **Application of Durotech's ACS-2 to Ensuite; Bathroom & Laundries to Internal Wet Areas Ground & First Floor**

Dennat Projects Pty Ltd trading as Galdar Waterproofing hereby certifies that the abovementioned waterproofing has been installed in accordance with the Council's Specifications, Australian Standards **AS 3740-2004**, the Building Code of Australia 2004 Clause F1.7 and the Manufacturer's specifications and recommendations..

Signed: .....

DENNIS RUTHERFORD
DIRECTOR

DATE: 19 December 2005

Please note: This Certification is subject to receipt of full and final payment due and payable or before the due date. This Certification will be voided at any time, if payment is not received in accordance with the NSW Building & Construction Industry Security of Payment Act. 1999

19-12-2005 12:36 UWP 0295650505

NEW SOUTH WALES

Local Authority's Copy

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Serial No D 321104

Please supply requested information clearly and neatly to ensure the proper issuance of this permit.

PROPERTY & OWNER DETAILS

House No: 3A | Lot No.: | Street: DYCHE ST | Suburb: MONA VALE

Municipality: | Postcode: | Nearest Cross Street:

Owner's Name: TOM MCLEAN | Full Address: 3A DYCHE ST MONA VALE

LICENSEE'S DETAILS

Full Name: D WOODHAM | Address for Notices: 5 WATERFALL CL BELLA VISTA | Phone No.: 0418 271 22

Licence No.: L2759 | Expiry Date: 06 06 | Contractors Authority No.: | Expiry Date:

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No: | Size of Pipework Main to: | OR Main Size-Size of Tee to be cut into Main: | Size of Valve:

rence No: | Size of Meter: | Meter No.: | Ordering Date/Time: | Office Issued From:

Full Description of Work Allowed Meter or Return Meter and the Number of Fittings to be Connected.

- Carry out work of Water Supply ✓
- Install/Commission/Maintenance of Hydrosaver Meter
- Draw water from Water Authorities Supply, standpipe, self-water standpipe
- Install, alter disconnect or remove a water connection to fire sprinkler
- Install, alter disconnect or remove a backflow prevention device

Fittings to be Connected	Number Existing	Number Proposed
WC		
Basin		
Bath		
Shower		
Kitchen		
Laundry		
Other		

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List the Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ✓
- Carry out work of Stormwater drainage ✓
- Connection to Sewer ✓
- Connection to stormwater system ✓

Fittings to be Connected	Number Existing	Number Proposed
WC		
Basin		
Bath		
Shower		
Kitchen		
Laundry		
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid: | Amount: $ | Receipt No.: | Building Fee: | Receipt No.:

Authorising Officer: | Office: | Drainage No./Date:

Date of Commencement of Work: | Estimated Date of Completion: 2 2 05 | Signature of Licensee: D Woodham 1 9 05

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- Meter No. [illegible]
- [illegible]

[illegible]

[illegible] D Woodham

ADCO

11 January 2006

The Certification Group
28 Cook Terrace
Mona Vale NSW 2103

Attention Wayne Treble

Dear Sir

Dygal Street, Mona Vale.

We hereby certify the following.

All water conservation devices with a rating of AAA have been installed including tap regulators, shower head roses and dual flush toilets.

Also the hot water heater has a rating of 3.5 stars.

Yours faithfully
ADCO Constructions Pty Ltd

Jeff Turner
Project Manager

ADCO Constructions Pty Limited *ACN 001 044 391*
PO Box 995 Crows Nest NSW 2065
85 Alexander Street Crows Nest NSW 2065
Tel: 02 8437 5000 Fax: 02 8437 5050
www.adcoconstruct.com.au sydney@adcoconstruct.com.au

QUALITY MANAGEMENT SYSTEM

SYDNEY MELBOURNE BRISBANE CAIRNS GOLD COAST

Pittwater Council

ABN 61 340 837 871 **Telephone** (02) 9970 1111 **Facsimile** (02) 9970 7150
Postal Address: P.O. Box 882, Mona Vale NSW 1660, DX 9018 Mona Vale

pittwaterlga.com.au **e-mail:** pittwater_council@pittwater.nsw.gov.au

Sigi Melderis, Assets Restoration Officer
8am to 5pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1348 Mobile 0407 957 032

16 March 2006

Ms A McLean and Ms L Porter
3A Dygal Street
MONA VALE NSW 2103

Dear Ms McLean and Ms Porter

Re: Deed of Agreement for Coloured Cosmetic Driveway

Please find enclosed duly completed Deed of Agreement for Cosmetic Driveway at 3A Dygal Street, Mona Vale NSW 2103.

The Agreement should be kept safe with your Land Title documents.

If you have any queries please do not hesitate to contact Council's Assets Restorations Officer, Mr Sigi Melderis on 9970 1348.

Yours faithfully

James Payne
MANAGER - URBAN INFRASTRUCTURE

914 Pacific Highway,
Lisarow. 2250
Phone: (02) **4329 1999**
Fax: (02) **4329 1919**
ABN 88 087 750 776

CENTRAL COAST SHOPFRONTS

Pty. Ltd ACN 087 750 776

INCORPORATING CENTRAL COAST HANDRAILS

- Shop fronts
- Architectural Windows
- Glass Roofs
- Contractor Licence No. 105285C

10th January, 2006

TO WHOM IT MAY CONCERN

This is to certify, that all glazing installed in the two houses at 3A Dygal Street, Mona Vale, complies with AS 1288 and AS2047 of the Building Code of Australia.

Yours truly,

P. Banning

Phil Banning
General Manager

On Site Stormwater Detention System Certificate

Date:	13th Nov 2006	Job No.	041124
Builder:	Tom McClean	Engineer:	LM

Site: 3a Dygal St Mona Vale

NB Consulting Engineers P/L inspected the on-site stormwater detention system at the above site address and have reviewed the works as executed survey prepared by DP Surveying Services dated 20 December 2005.

We hereby certify that the on-site stormwater detention system will operate in accordance with the intention of the plans issued by NB Consulting Engineers P/L.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NB CONSULTING ENGINEERS P/L

Per Lucas Molloy
BE CPEng NPER Director

N:\ENG NBC\2004\041124\SC005a.doc

DIRECTORS

Structural Certificate

Date: 30th Nov 2006 Job No. 041124
Builder: Tom McClean Engineer: LM

Site: 3a Dygal St Mona Vale

NB Consulting Engineers P/L inspected the following structural components of the new residences at the above site address;

Retaining wall foundation and block wall reinforcement

Foundation reinforcement to residence slabs

Residence floor, wall and roof framing

Ramp / retaining wall foundation reinforcement

We hereby certify that the above components have been constructed generally in accordance with the structural plans by NB Consulting Engineers P/L.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NB CONSULTING ENGINEERS P/L

Per Lucas Molloy
BE CPEng NPER Director

N:\ENG NBC\2004\041124\SC004 -3.doc

Structural Engineering Consultants Corporation Pty Ltd Structural, Civil & Hydraulic Engineers ACN 078 121 613 ABN 24 078 121 613
Suite 207, 30 Clarence Street Sydney NSW 2000 Tel 9264 7290 Fax 9264 7408 Email nbc@structuralengineers.com.au

MAINTENANCE
OF ESSENTIAL SERVICES

CERTIFICATE OF COMPLIANCE

(Form 7)

LOCAL GOVERNMENT ACT 1993
CLAUSE 27 LOCAL GOVERNMENT APPROVAL REGULATION 1993

City/Municipality/Shire	PITTWATER
Date of Certificate	15-12-05
Building Name/No	REAR HOUSE
Building Address	3A DYGAL STREET MONA VALE Code: 2103
Owners Name	T. McLEAN
Owners Address	3A DYGAL STREET MONA VALE Code: 2103

Nature of Essential Services	SMOKE DETECTORS	
Date of Inspection of Test	15-12-05	
Name & Address of person by whom the service was inspected and tested	T. BURGHAND PO BOX 706 RYDALMERE Code: 2074	
Name of Company	POWERMAID PTY LTD	
Address of Company	PO BOX 706 RYDALMERE Code: 2074	
Was the service found to have been maintained to the relevant standard?	Yes	State Relative Australian Standard
		AS 3786
Signed	Comments SMOKE DETECTORS	
Contractor POWERMAID P/L		
Licence No: ER 41171	NECA Membership No: 1109	

I THOMAS N McLEAN of 3A DYGAL S MONA VALE

Certify that the persons who inspected the services, the subject of this Certificate were, to the best of my knowledge and belief competent to conduct those inspections and that the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate.

Signed Owner/Agent	Print Name THOMAS N McLEAN

Emergency Lighting AS 2293.2:1995
This Standard sets out the periodic inspection and maintenance procedures which are necessary to ensure that emergency evacuation lighting systems will be in a state of readiness for operation at all times. It applies to central and single-point emergency lighting systems, as defined in AS/NZS 2293.1

MAINTENANCE
OF ESSENTIAL SERVICES

CERTIFICATE OF COMPLIANCE

(Form 7)

LOCAL GOVERNMENT ACT 1993
CLAUSE 27 LOCAL GOVERNMENT APPROVAL REGULATION 1993

City/Municipality/Shire	PITTWATER
Date of Certificate	15-12-05
Building Name/No	FRONT HOUSE
Building Address	3A DYGAL STREET MONA VALE Code: 2103
Owners Name	T. McLEAN
Owners Address	3A DYGAL STREET MONA VALE Code: 2103

Nature of Essential Services	SMOKE DETECTORS	
Date of Inspection of Test	15-12-05	
Name & Address of person by whom the service was inspected and tested	T. BURGHARD PO BOX 706 TURRAMURRA Code: 2074	
Name of Company	POWERMAID PTY LTD	
Address of Company	PO BOX 706 TURRAMURRA Code: 2074	
Was the service found to have been maintained to the relevant standard?	Yes	State Relative Australian Standard
	~~No~~	AS 3786
Signed	Comments SMOKE DETECTORS	
Contractor POWERMAID P/L		
Licence No: EC 41171	NECA Membership No: 1109	

I THOMAS N McLEAN of 3A DYGAL ST MONA VALE

Certify that the persons who inspected the services, the subject of this Certificate were, to the best of my knowledge and belief competent to conduct those inspections and that the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate.

Signed Owner/Agent	Print Name THOMAS N McLEAN

Emergency Lighting AS 2293.2:1995
This Standard sets out the periodic inspection and maintenance procedures which are necessary to ensure that emergency evacuation lighting systems will be in a state of readiness for operation at all times. It applies to central and single-point emergency lighting systems, as defined in AS/NZS 2293.1

ADCO

14 November 2006

Mr Tom McLean
3A Dygal Street
MONA VALE NSW 2103

By facsimile: 9997 5287

Dear Tom,

3A DYGAL STREET MONA VALE

This is to confirm that the works at the above mentioned address have been carried out in accordance with the Building Code of Australia (BCA), the relevant Australian Standard (AS) and with the development drawings.

Yours sincerely
ADCO Constructions Pty Limited

Andrew Huggett
NSW Manager

ADCO CONSTRUCTIONS PTY LIMITED A.B.N 46 001 044 391
85 ALEXANDER STREET CROWS NEST NSW 2065 • PO BOX 995 CROWS NEST NSW 2065
TEL: (02) 8437 5000 • FAX: (02) 8437 5050 • sydney@adcoconstruct.com.au • www.adcoconstruct.com.au

ZenScapes
landscape architects

13 March, 2006

General Manager,
Pittwater Council
Park Street,
MONA VALE NSW 2103

Dear Sir,

RE: CERTIFICATION OF LANDSCAPE WORKS - RESIDENCE AT 3A DYGAL STREET, MONA VALE.

I, Ian Andrews, inspected the above residence on 13 March, 2006, to certify the planting of *Angophora costata* (Sydney Red Gum) in Dygal Street.

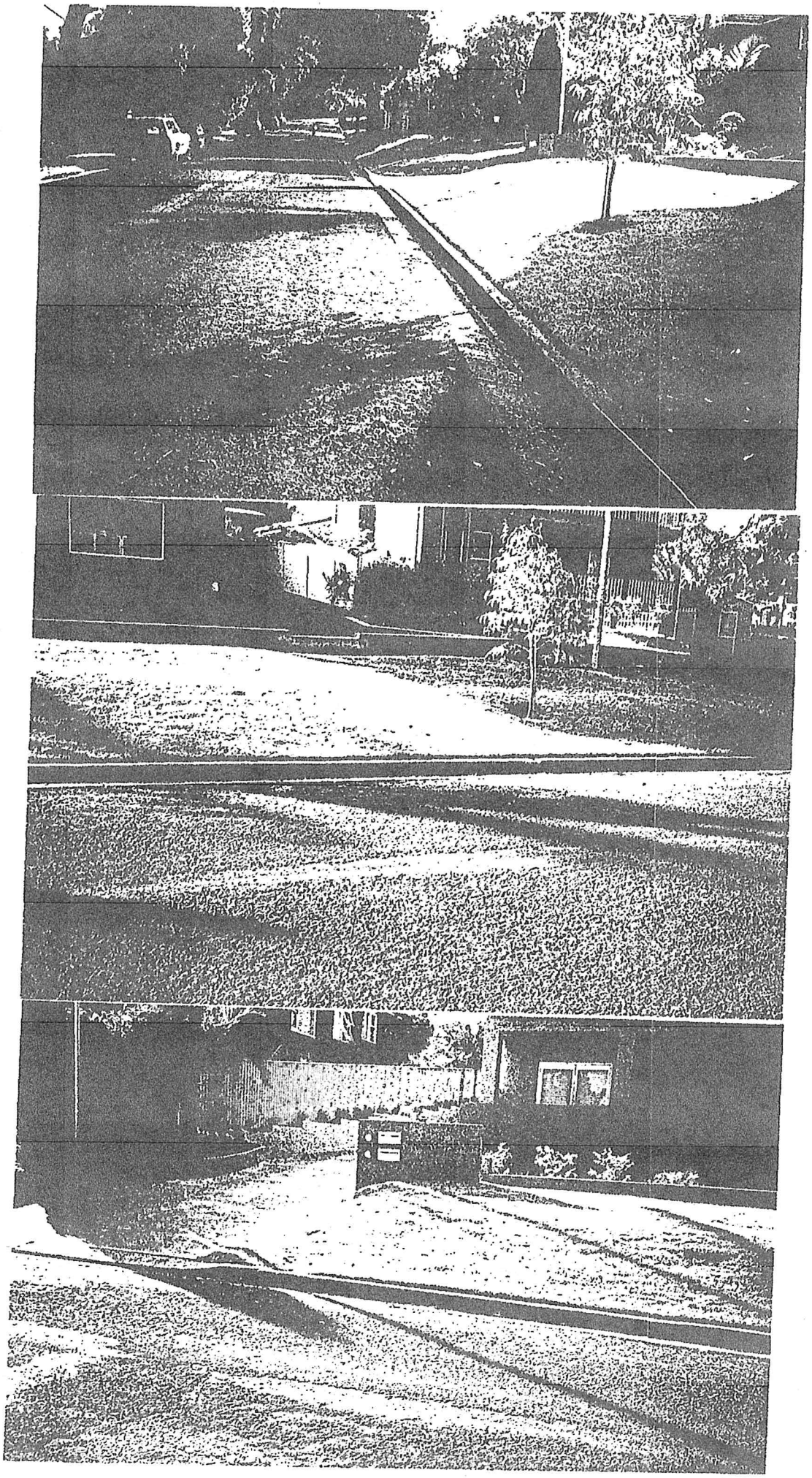
In accordance with Condition D119 two *Angophora costata* have been planted on the eastern side of Dygal Street adjacent the new pathway works and in accordance with Condition D120 *Angophora costata* are planted at the frontage to 3A + B Dygal Street at 6 metre centres.

Yours faithfully,

Ian Andrews AAILA

Zenscapes Australia Pty Ltd ABN 76 109 805 316
PO Box 531 Collaroy NSW 2097 P 02 9979 1225 F 02 9979 2779 E info@zenscapes.com.au W www.zenscapes.com.au

E56



E.56

D119
D12

E. 56

D119 DRO

ZenScapes
landscape architects

15 February, 2006

General Manager,
Pittwater Council
Park Street,
MONA VALE NSW 2103

Dear Sir,

RE: CERTIFICATION OF LANDSCAPE WORKS - RESIDENCE AT 3A DYGAL STREET, MONA VALE.

I, Ian Andrews, inspected the above residence on 14 February, 2006, and the associated landscape works that have been undertaken on the property. I certify that the landscape works have been carried out generally in accordance with the Landscape Plan (Dwg. No.L01A, Issue A, 19/01/2005).

Yours faithfully,

Ian Andrews AAILA

Zenscapes Australia Pty Ltd ABN 76 109 805 316
PO Box 531 Collaroy NSW 2097 P 02 9979 1225 F 02 9979 2779 E info@zenscapes.com.au W www.zenscapes.com.au

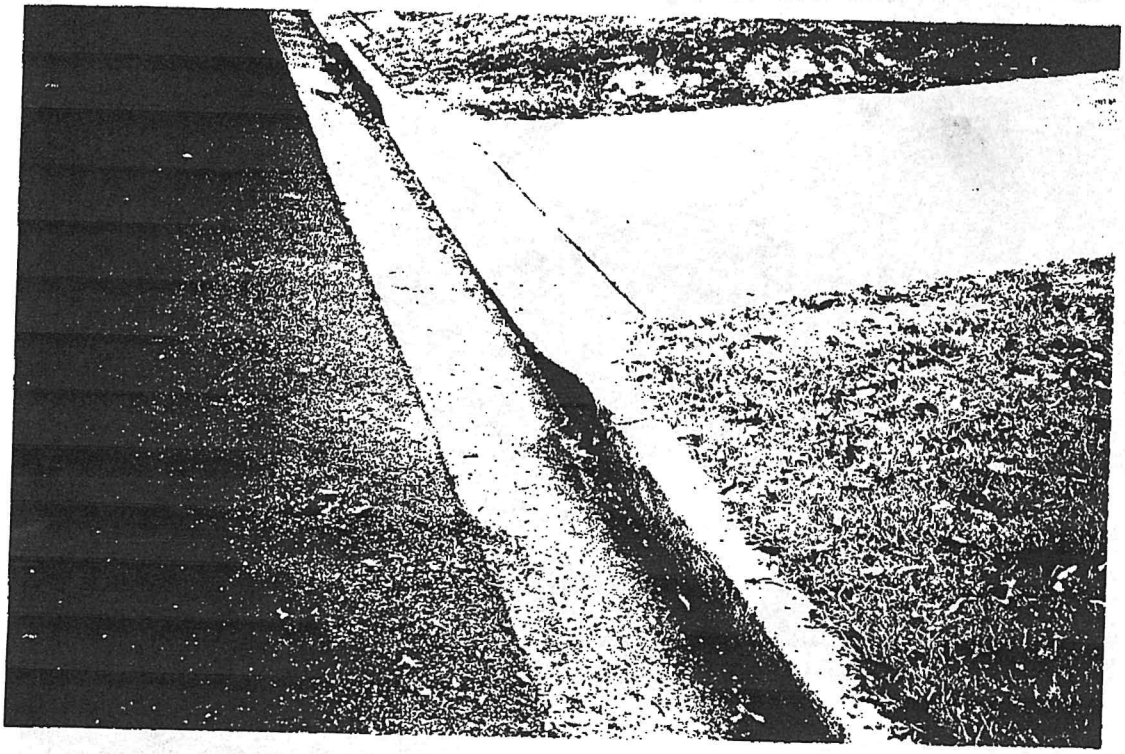
3A Dyball Street Mona Vale
2103

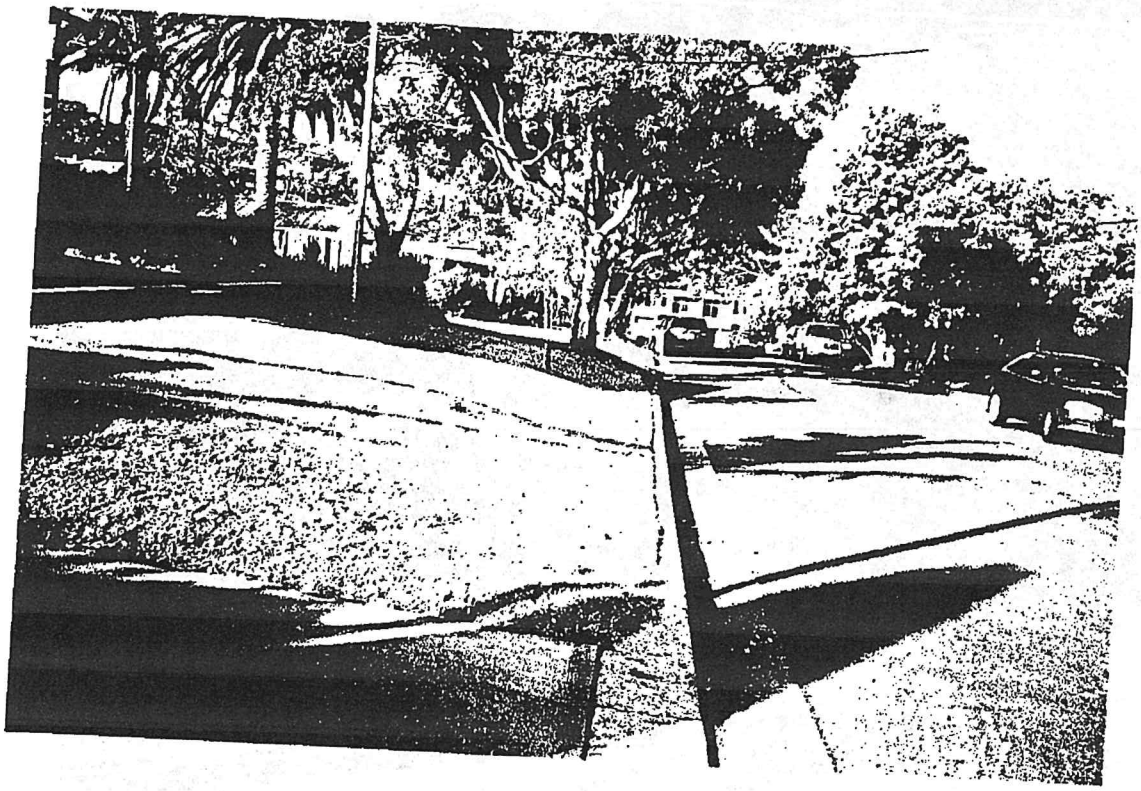
This is to Certify that these photographs taken after completion of all construction work (October/November 2006) show that no damage has been done to the street, street trees, pavement as required in Condition E56

Thomas Johnson F.A.I.Q.S.
Project Manager

20th November
2006

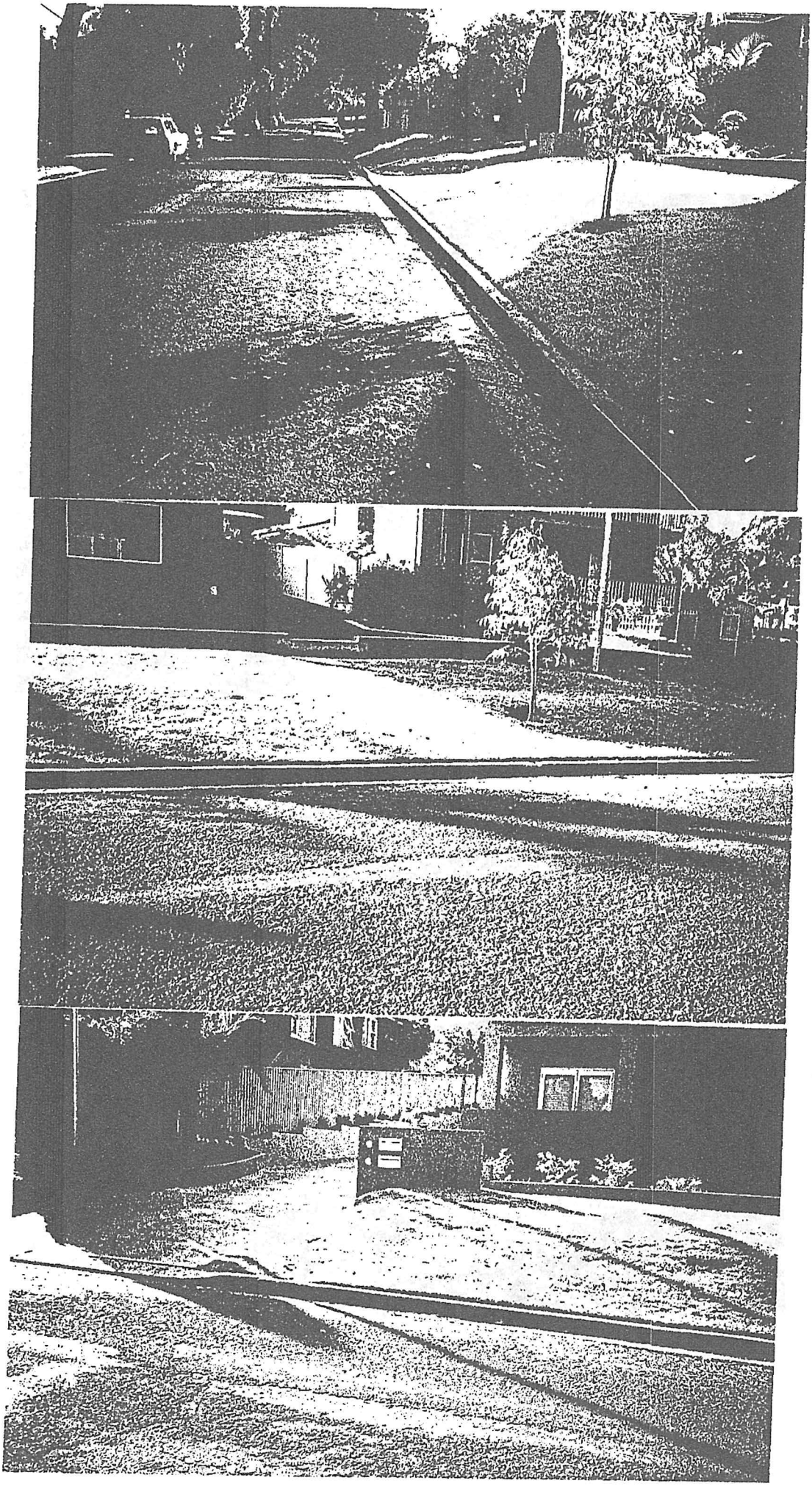
58





E56

D119
D120



FILE COPY

the certification group

enhancing building performance

APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2)(4), 84A, 85A, & 109C (1)(b), Environmental Planning and Assessment Regulation 2000, clauses 126(1), 139(1), or 157(1)
To complete this form, please place a cross in the boxes and fill out the white sections as appropriate.

Office Use Only
CC: 105/2005
Job:

Application Sought

☐ Complying Development Certificate
☒ Occupation Certificate
☒ Construction Certificate
☒ Principal Certifying Authority

Subject Land

Address: 3A DYGAL STREET MONA VALE

Lot No, DP, SP, vol/fol. Etc: LOT 3 DP 217045

Details of the applicant

Name /Company: THOMAS McLEAN Contact Person:

Postal Address: 78 NARRABEEN PARK PARADE WARRIEWOOD Postcode: 2102 State: NSW

E-mail: Daytime telephone: 9913 7407

Fax: Mobile: 0418 165 129

Applicant Signature: Date: 15/12/04

Consent of Owner(s)

I/ We as the owner/s of the above property authorise for either Mark Wysman, or Wayne Treble to provide Construction Certification and to act as the Principal Certifying Authority for the subject building works, including site inspections and to lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council.

Name(s)/ Company: MRS A. McLEAN & MRS C PORTER

Address: 78 NARRABEEN PARK PDE WARRIEWOOD Postcode: 2102 State: NSW

Phone No: 9913 7407 Mobile: Fax:

Signature of Registered owner(s). Company stamp or seal to be affixed if applicable

Date: 15/12/04

Description of the work proposed

Type of work proposed:

☒ New Building ☐ Additions / Alterations

Class of Building under Building Code of Australia 1a

Description of the work CONSTRUCTION OF 2 DETACHED DWELLINGS

Construction Cost of Works $ 593,000

Details of Builder

Contact Person

Name /Company ADCO CONSTRUCTIONS P/L LICENCE No 9864

Fax 8437 5050 Mobile

Daytime telephone 8437 5000 Email sydney@adcoconstruct.com.au

Builders address PO BOX 995 CROWS NEST NSW Postcode 2065

Details of the relevant Development Consent granted

Consent No. No 972/03 Date the consent was granted 22-11-04

Applicant Checklist

☑ Complete Application Form – Pages 1 & 2

☑ Attach supporting documentation as nominated on Page 3

☑ Complete statistical Return on Page 4

Private Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the certification group if the information you have provided in this notice is incorrect or changes.

Date of receipt (To be completed by Certifying Authority)

Date 15/12/2004

1 May 2020

R200161
Professional Acoustic Opinion
Mechanical Ventilation Noise

3A Dygal Street
Mona Vale
NSW 2103

Dear Northern Beaches Council,

Rodney Stevens Acoustics has been requested to provide a Professional Acoustic Opinion on the noise from the operation of mechanical ventilation units at 3A Dygal Street, Mona Vale.

The purpose of this acoustic opinion is to ensure that the mechanical ventilation system can meet necessary council noise criteria based on the recommendations provided in the development application (N0972/03).

The owner of 3A Dygal Street, Mona Vale has decided to remove all mechanical ventilation and rely on natural ventilation for the residence. As no mechanical ventilation system is operating, there will be no issues with noise.

Removal of mechanical ventilation system:

Before

PO Box 522
Wahroonga NSW 2076
P 02 9943 5057
F 02 9475 1019
mail@rodneystevensacoustics.com.au

After

Rodney Stevens - MAAS
Managing Director
Rodney Stevens Acoustics