

24 August 2011

The General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 1660

Dear Sir or Madam

**PROPERTY ADDRESS: LOT 33, DP 1135383, NO 1 FAZZOLARI AVENUE, MONA VALE**  
**FINAL OCCUPATION CERTIFICATE NO: OC N101284**

The Final Occupation Certificate has been issued for the abovementioned project under Part 4 of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Final Occupation Certificate No. OC N101284
- Copy of Complying Development Certificate or Construction Certificate for the development
- Documentation (Compliance Certificates) used to determine the Occupation Certificate
- Copies of Inspection Results
- \$36 cheque for Council's registration fee

Should you need to discuss any issues, please contact the Project Manager, Jenny Wright on the contact details listed.

Yours faithfully

John Parkinson  
Senior Building Regulations Consultant

encl

B36 REC: 307845 30/8/11

**FINAL OCCUPATION CERTIFICATE NO. OC N101284**

Issued under Part 4A of the Environmental Planning and Assessment Act 1979  
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

**APPLICANT**

Name:  
Address:  
Contact Details:

Zac Homes Pty Ltd  
PO Box 7160, South Penrith, NSW 2750  
Phone: (02) 4731 2486

**OWNER**

Name:  
Address:

Maraya Bell, Neil Marshall & Sara Bell  
C/- Zac Homes Pty Ltd  
PO Box 7160, South Penrith, NSW 2750  
Phone: (02) 4731 2486

Contact Details:

**RELEVANT CONSENTS**

Development Consent No:  
Date of Development Consent:  
Construction Certificate No:  
Date of Construction Certificate:

N0559/09  
11 March 2010  
CC N101284  
22 March 2010

**PROPOSAL**

Address of Development:

Lot 33, DP 1135383, No 1 Fazzolari  
Avenue, Mona Vale  
Class 1(a)  
Dwelling  
Schedule 1 See Attached

Building Classification:  
Scope of works covered by this Occupation Certificate:  
Attachments:

**PRINCIPAL CERTIFYING AUTHORITY**

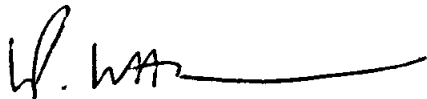
William Nettleton for and on behalf of  
City Plan Services Pty Ltd  
Building Professional Board  
Registration No: BPB 0317

**ACCREDITATION BODY**

*That I, William Nettleton, as the certifying authority, for and on behalf of City Plan Services Pty Ltd certify that:*

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Certificate is in force with respect to the building;*
- A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*

**DATED THIS 24TH DAY OF AUGUST, 2011**



**William Nettleton**  
Director

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

## SCHEDULE 1

### 1. Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Stormwater Inspection Report	City Plan Services	N101284	24/03/2010
Piers Inspection Report	City Plan Services	N101284	30/03/2010
Slab Inspection Report	City Plan Services	N101284	09/04/2010
Frame Inspection Report	City Plan Services	N101284	31/08/2010
Wet Area Inspection Report	City Plan Services	N101284	21/09/2010
Final Inspection Report	City Plan Services	N101284	19/08/2011
Drainage & Stormwater Certificate	Tony Anson	527731	25/11/2010
BASIX Compliance Certificate	Zac Homes	N101284	05/05/2011
Piers/Slab Certificate	Kneebone, Beretta & Hall Pty Ltd	86971-C1	30/04/2010
Wet Area Certificate	Fibre Flash	68099	21/09/2010
Insulation Certificate	AGI Insulation	-	01/09/2010
Termite Protection Certificate	Panther Pest Control P/L	-	08/04/2010
Glazing Certificate	Bradnam's Windows & Doors	-	30/04/2010
Smoke Alarm Certificate	Norwest Electrical P/L	-	12/11/2010
Peg Out Survey	Richard Hogan & Co Pty Ltd	09171	24/09/2010
Final Survey Report	Richard Hogan & Co Pty Ltd	09171	24/09/2010
Roof Truss Certificate	Trueform Frames & Trusses Pty Ltd	7100-TF	17/06/2010
Waste Management Plan Procedures	-	-	-
Energy & Water Efficient Certificate	Zac Homes	-	07/12/2010
Lighting Efficient Certificate	Norwest Electrical P/L	-	12/11/2010
Deed of Agreement for Coloured Driveway	-	-	18/03/2010
Driveway Consent	Pittwater Council	-	24/03/2010
Application for Access Driveway Profiles	Pittwater Council	UI 202	01/07/2010
Water Tank Certificate	D & D Hartley Plumbing	-	20/10/2010
Final Inspection of Works	Pittwater Council	N0559/09	02/05/2011
Letters of Confirmation	Maraya Bell, Neil Marshall & Sara Bell	Removal & Transplant Small Eucalyptus Tree. No Damage to Trees Debris Free & Tidy	10/02/2011 10/02/2011
Statuary Declaration	Maraya Bell, Neil Marshall & Sara Bell	-	17/08/2011
Occupation Certificate Application	City Plan Services	N101284	01/12/2010
Basix Completion Receipt	NSW Government	CR-809862-272467S	25/08/2011

SERVICES									
Job No:	N101284	Contact:	No.						
Lot:	33	H/N:	1	Street:	Fazzolari Avenue	Suburb:	Mona Vale		
Type of Inspection:	Stormwater			Notes:				Dated:	24/03/2010

**[X] Satisfactory**

At the time of inspection, all works were found to be progressing well and generally in accordance with the approved plans. Work is permitted to continue

**Conditional**

At the time of inspection the works listed below were found to be deficient. Works must be completed satisfactorily and confirmation of completion provided prior to final inspection and within 30 days. Work may continue *without a re-inspection*

**Re-Inspection Required**

At the time of inspection, the works listed below were found to be deficient. Work may not progress until the listed works are completed satisfactorily and a re-inspection undertaken.

**Principal Certifying Authority**

☒ William Nettleton  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

**Job No:** N101284B      **Contact:** Andrew

No. 0416 436 667

Lot: 33      H/N: 1      Street: Fazzolari Ave

**Suburb:** Monna Vale

Type of Inspection: Piers

**Notes:**

**Dated: 30/03/2010**

**[ X ] Satisfactory**

At the time of inspection, all works were found to be progressing well and generally in accordance with the approved plans. Work is permitted to continue.

**[ ] Conditional**

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### **Principal Certifying Authority**

**[ X ] William Nettleton**  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

Job No:	N101284B	Contact:	Andrew	No.	0416 436 667		
Lot:	33	H/N:	1	Street:	Fazzolari Ave	Suburb:	Mona Vale
Type of Inspection:	Slab Steel	Notes:		Dated:	09/04/2010		

**[ X ] Satisfactory**

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### Conditional

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### **Principal Certifying Authority**

[ X ] William Nettleton  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

Job No:	N101284B	Contact:	Andrew	No.	0416 436 667
Lot:	33	H/N:	1	Street:	Fazzolari Ave
				Suburb:	Mona Vale
Type of Inspection:	Frame	Notes:		Dated:	31/08/2010

**[ X ] Satisfactory**

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**Conditional**

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### **Principal Certifying Authority**

☒ William Nettleton  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

# CITY PLAN SERVICES

INSPECTION RESULT

Job No:	N101284B	Contact:	Andrew	No.	0416 436 667
Lot:	33	H/N:	1	Street:	Fazzolari Ave
				Suburb:	Mona Vale
Type of Inspection:	Wet Area		Notes:	Dated: 21/09/2010	

☒ **Satisfactory**

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(BPB0292)

☐ John Parkinson  
(BPB0317)

SERVICES									
Job No:		N101284		Contact:		No.			
Lot: 33		H/N: 1		Street: Fazzolari Avenue		Suburb: Monavale			
Type of Inspection:		Final		Notes:		Dated: 19/08/2011			

☒ Satisfactory

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[ ] John Parkinson  
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Issued under Part 4A of the Environmental Planning and Assessment Act 1979  
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

### APPLICANT

Name:  
Address:  
Contact Details:

Zac Homes Pty Ltd  
PO Box 7160, South Penrith, NSW 2750  
Phone: (02) 4731 2486

### OWNER

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Address:

Maraya Bell, Neil Marshall & Sara Bell  
C/- Zac Homes Pty Ltd  
PO Box 7160, South Penrith, NSW 2750  
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Contact Details:

### RELEVANT CONSENTS

Development Consent No:  
Date of Development Consent:  
Construction Certificate No:  
Date of Construction Certificate:

N0559/09  
11 March 2010  
CC N101284  
22 March 2010

### PROPOSAL

Address of Development:

Building Classification:  
Scope of works covered by this Occupation Certificate:  
Attachments:

Lot 33, DP 1135383, No 1 Fazzolari  
Avenue, Mona Vale  
Class 1(a)  
Dwelling  
Schedule 1 See Attached

### PRINCIPAL CERTIFYING AUTHORITY

### ACCREDITATION BODY

William Nettleton for and on behalf of  
City Plan Services Pty Ltd  
Building Professional Board  
Registration No: BPB 0317

*That I, William Nettleton, as the certifying authority, for and on behalf of City Plan Services Pty Ltd certify that:*

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DATED THIS 24TH DAY OF AUGUST, 2011



William Nettleton  
Director

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SERVICES									
Job No:		N101284		Contact:		No.			
Lot:		33		H/N:		1		Street:	
								Fazzolari Avenue	
								Suburb:	
								Mona Vale	
Type of Inspection:		Stormwater		Notes:		Dated: 24/03/2010			

☒ Satisfactory

At the time of inspection, all works were found to be progressing well and generally in accordance with the approved plans. Work is permitted to continue.

**Conditional**

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**Principal Certifying Authority**

☒ William Nettleton  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

Job No:	N101284B	Contact:	Andrew	No.	0416 436 667
Lot:	33	H/N:	1	Street:	Fazzolari Ave
				Suburb:	Mona Vale
Type of Inspection:	Piers	Notes:		Dated:	30/03/2010

**[ X ] Satisfactory**

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[ ] John Parkinson  
(BPB0317)

Job No:	N101284B	Contact:	Andrew	No.	0416 436 667		
Lot:	33	H/N:	1	Street:	Fazzolari Ave	Suburb:	Mona Vale
Type of Inspection:	Slab Steel	Notes:		Dated:	09/04/2010		

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Job No:	N101284B	Contact:	Andrew	No.	0416 436 667				
Lot:	33	H/N:	1	Street:	Fazzolari Ave	Suburb:	Mona Vale		
Type of Inspection:	Frame	Notes:					Dated:	31/08/2010	

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[ ] John Parkinson  
(BPB0317)

Job No:		N101284B		Contact:	Andrew		No.	0416 436 667	
Lot:	33	H/N:	1	Street:	Fazzolari Ave		Suburb:	Mona Vale	
Type of Inspection:	Wet Area			Notes:				Dated:	21/09/2010

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**Principal Certifying Authority**

**[ X ] William Nettleton**  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

Job No:		N101284		Contact:		No.	
Lot:	33	H/N:	1	Street:	Fazzolari Avenue	Suburb:	Monavale
Type of Inspection:		Final		Notes:		Dated: 19/08/2011	

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### **Principal Certifying Authority**

**[X] William Nettleton**  
(BPB0292)

[ ] John Parkinson  
(BPB0317)

[illegible]

## Serial No E

527731

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

House No 1 Lot No 33 Street fazzolari Ave Suburb Monna Vale  
Municipality/Shire Warringham Postcode 2103 Nearest Cross Street  
Owner's Name Mrs Mrs Bell Full Address 1 fazzolari Ave Monna Vale

Full Name Dany Arson	Address for Notices 60 Bronzewing St Brim	Phone No. 095647664
Qualified Supervisor No. [Blank]	Expiry Date ...../...../.....	Contractor/Company/Partnership Licence No. 68189
		Expiry Date 17/3/13

Size of Drilling No. 20mm	Size of pipework Main to Meter 20mm	or	Main Size-Size of Tee to be cut into Main	Size of Valve
Reference No. 29843654	Size of Meter	Meter No.	Drilling Date/Time	Office Issued from

- Carry out work of Water Supply ..... ☐
- Install Irrigation system ..... ☐
- On-site water services where a reticulated water supply is installed ..... ☐
- Install/Commission/Maintenance of Thermostatic Mixing Valve ..... ☐
- Draw water from Water Utilities supply, standpipe or sell water so drawn ..... ☐
- Install, alter, disconnect or remove a meter connected to service pipe..... ☐
- Install, alter, disconnect or remove a backflow prevention device ..... ☐

☐ CONTAINMENT      ☐ ZONE      ☐ INDIVIDUAL

Fittings to be Connected	Number Existing	Number proposed	Connected to Drinking Water	Connected to Non-Drinking Water
W.C		4		
Basin		4		
Bath		2		
Shower		4		
Kitchen		2		
Laundry		2		
Other (Specify)				
Irrigation System				

Give full description of work and list the number of fittings to be connected

- |  |                          |
|--|--------------------------|
| • Carry out work of sanitary plumbing/drainage ..... | <input type="checkbox"/> |
| • Carry out work of Stormwater drainage .....        | <input type="checkbox"/> |
| • Connection to Sewer .....                          | <input type="checkbox"/> |
| • Sewer Disconnection .....                          | <input type="checkbox"/> |
| • Connection to stormwater system .....              | <input type="checkbox"/> |
| • Carry out Trade Waste work .....                   | <input type="checkbox"/> |

Trade Waste Permit Number .....

Fittings to be Connected	Number Existing	Number proposed
W.C		4
Basin		4
Bath		2
Shower		4
Kitchen		2
Laundry		2
Other (Specify)		

Date Fee Paid ...../...../.....	Amount \$ .....	Receipt No. .....	Building Fee .....	Receipt No. .....
Authorising Officer ...../...../.....		Office/Agency .....	Drainage No/Date .....	
Date of Commencement of Work ..12..3..19..	Estimated Date of Completion ..25..11..19..		Signature of Contractor .....	

1. In respect of authorised work carried out by me at the abovementioned property I certify that;
- (i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;
  - (ii) The work has been installed using only authorised pipes, fittings and fixtures;
  - (iii) The completed work has been tested as required by the local Authority and has passed such test;
  - (iv) In my opinion the work complies with the relevant Local Authorities Act, By-Laws and Codes of practice;
  - (v) Meter No. \_\_\_\_\_ that was fixed;
  - (vi) The work was completed on \_\_\_\_\_
2. If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector or any time specified by the Local Authority.

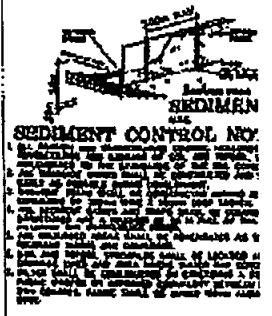
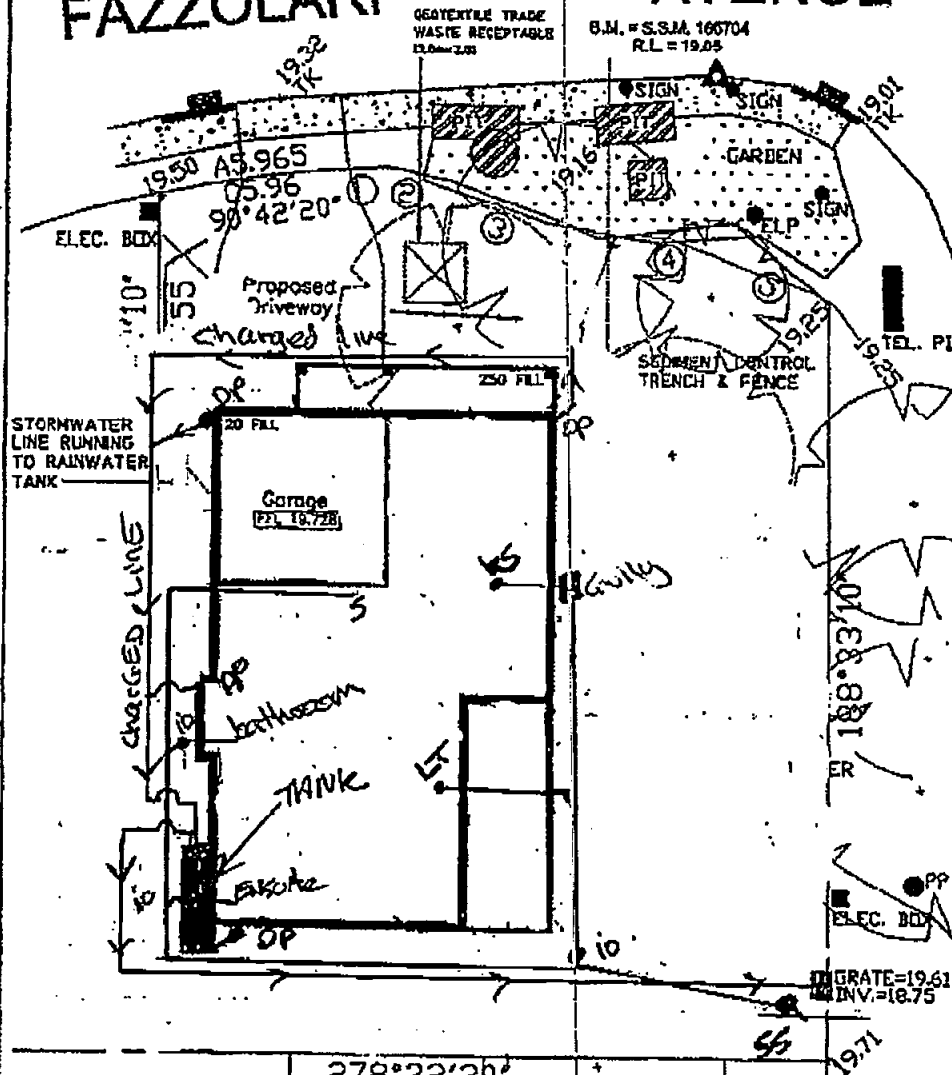
This copy is to be forwarded to the owner/Agent within two (2) working days of being completed

Signature of Contractor \_\_\_\_\_

# Site Plan

## FAZZOLARI

## AVENUE



- ① 95°05'0"
- ② 110°27'
- ③ 120°01'1"
- ④ 92°14'0"
- ⑤ 140°03'

Accredited Consultant: W. NETTLETON  
Accreditation No.: SP3 0292  
SITE AREA: 620.00 SQ. M.  
F.S.R. - 0.46  
SITE COVERAGE  
LANDSCAPE AREA

APPROXIMATE POSITION  
OF 300L ABOVE GROUND  
RAINWATER TANK

RAINWATER TANK OVERFLOW  
TO REAR EASEMENT

### Legend:

- PROPOSED RESIDENCE
- SEDIMENT CONTROL TRENCH & FENCE
- ⊙ EXISTING TREES TO BE RETAINED
- ⊙ EXISTING TREES TO BE REMOVED

'C' - EASEMENT TO DRAIN WATER 1.8 WIDE

**GENERAL NOTES:**  
- This drawing is to be read in conjunction with all other architectural & construction drawings & specifications for the work.  
- Dimensions in preference to scale.  
- Verify all dimensions on site prior to construction.  
- All ground lines are approximate.  
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.  
- Wind Acting prior to framing manufacturer's specification.

# ZAC

1300 350 793

Client:	Mr & Mrs Bell	Dwg Title
Site Address:	Lot 33 DP 1135383 No. 1 Fazzolari Ave, Walana Valley, Mona Vale	Project:
© THIS DRAWING IS COPYRIGHT & IS THE PROPERTY OF ZAC HOMES & ETCHES DESIGN & DRAFTING & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ABOVE COMPANIES		Issue: A
		Date: 2

# Site Plan

Stormwater

## FAZZOLARI AVENUE

GEOTEXTILE TRADE  
WASTE RECEPTABLE  
(2.0m x 2.0)  
B.M. = S.S.M. 166704  
R.L. = 19.05

## FAZZOLARI AVENUE

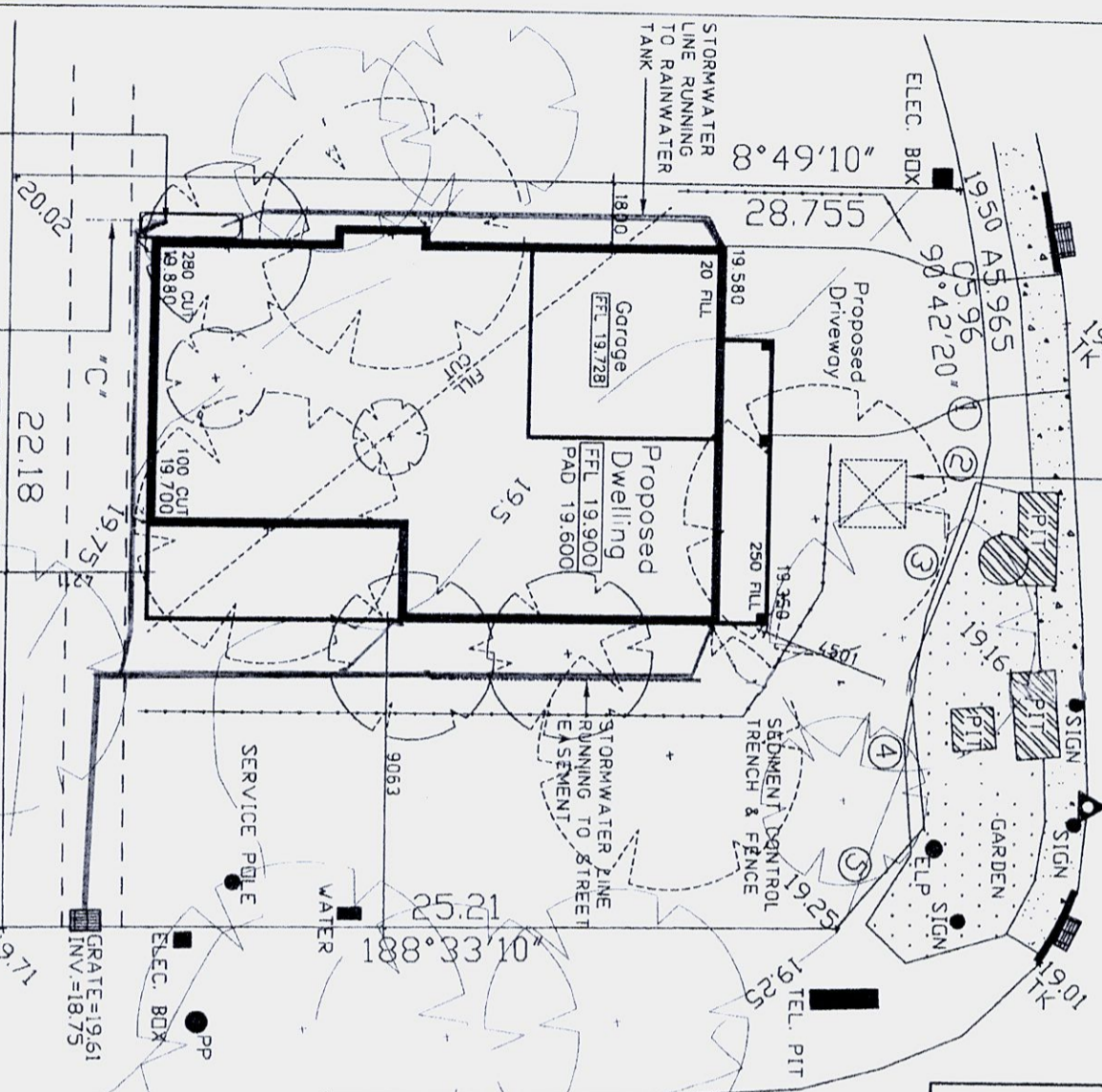
B.M. = S.S.M. 166704  
R.L. = 19.05

# Site Analysis

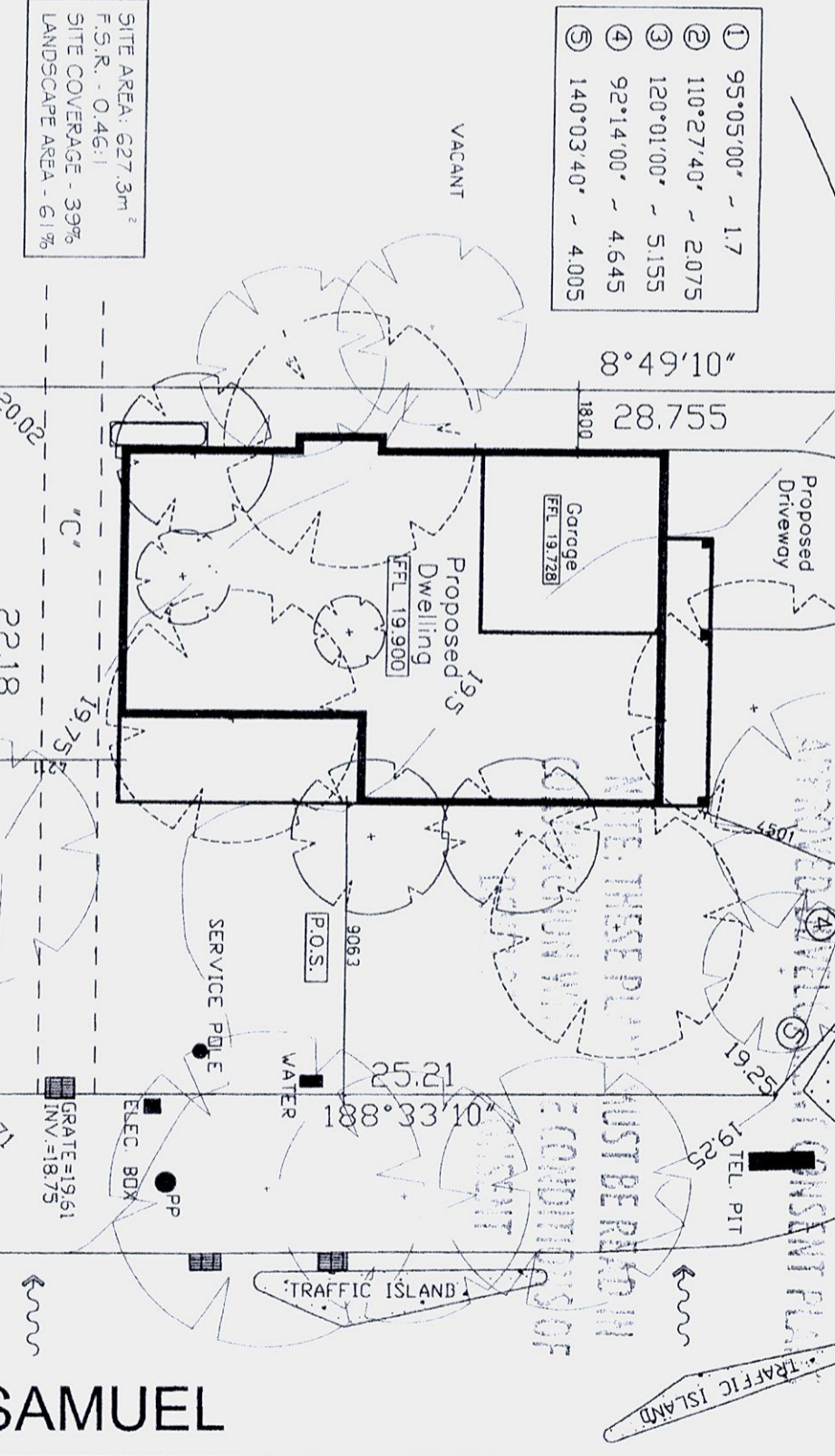
**SEDIMENT CONTROL NOTES**

1. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED OR MODIFIED AS REQUIRED TO THE STANDARDS OF THE SANITATION OF NEW ZEALAND ACT 1961 AND THE ENVIRONMENTAL PLANNING ACT 1977.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT THE EROSION OF SOIL AND TO PREVENT THE POLLUTION OF WATERWAYS.
3. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE POLLUTION OF WATERWAYS AND TO PREVENT THE EROSION OF SOIL.
4. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE POLLUTION OF WATERWAYS AND TO PREVENT THE EROSION OF SOIL.
5. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE POLLUTION OF WATERWAYS AND TO PREVENT THE EROSION OF SOIL.
6. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE POLLUTION OF WATERWAYS AND TO PREVENT THE EROSION OF SOIL.
7. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE POLLUTION OF WATERWAYS AND TO PREVENT THE EROSION OF SOIL.

- ① 95°05'00" ~ 1.7
- ② 110°27'40" ~ 2.075
- ③ 120°01'00" ~ 5.155
- ④ 92°14'00" ~ 4.645
- ⑤ 140°03'40" ~ 4.005



## SAMUEL STREET



## SAMUEL STREET

APPROXIMATE POSITION OF 3000L ABOVE GROUND RAINWATER TANK

RAINWATER TANK OVERFLOW TO REAR EASEMENT

Legend:

- PROPOSED RESIDENCE
- EXISTING TREES TO BE RETAINED
- SEDIMENT CONTROL TRENCH & FENCE
- EXISTING TREES TO BE REMOVED
- EASEMENT TO DRAIN WATER 1.8 WIDE

**GENERAL NOTES:**

- This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
- Dimensions in preference to scale.
- Verify all dimensions on site prior to construction.
- All ground lines are approximate.
- All work to be carried out in accordance with Local Council Codes the B.C.A., Australian Standards and any relevant authorities.
- Wind Rating refer to framing manufacturer's specification.



NOISE FROM ROAD TRAFFIC

VEHICULAR SITE ENTRY

PRIVATE OPEN SPACE

**ZAC**

1300 350 793

Client: Mr & Mrs Bell		Dwg Title: Site Plan		Sheet: A3		Scale: 1:200		ISSUE			DATE		DESCRIPTION	
Site Address: Lot 33 DP 1135383		Project: Proposed Dwelling		Sheet No. 1/7				A			14.09.09		DEVELOPMENT APPLICATION PLANS	
No. 1 Fazzolari Ave, Walana Valley, Mona Vale														
© THIS DRAWING IS COPYRIGHT & IS THE PROPERTY OF ZAC HOMES & ETCHINGS DESIGN & DRAFTING & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ABOVE COMPANIES		Issue: A		Council:		Job No:		038/09						
		21.09.09		21.09.09										

**INSTALLATION CERTIFICATION  
BASIX COMMITMENTS**

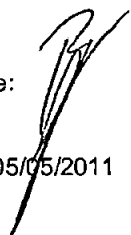
**PROJECT:** Double storey brick veneer house with concrete roof tiles  
**FOR:** Maraya Bell, Sara Bell & Neil Marshall  
**AT:** 1 Fazzolari Avenue, Mona Vale  
**FILE:** N101284

I, Peter Zaccazan

of Zac Homes

Hereby certify that all measures and fixtures required satisfying the commitments of BASIX Certificate number 272467S dated 17th December 2009 for the above-mentioned project have been installed in accordance with the relevant standards.

Signature:



Date: 05/05/2011

Phone: 0247312486

Fax: 0247322520



# KNEEBONE, BERETTA & HALL PTY LTD

CONSULTING STRUCTURAL & CIVIL ENGINEERS

ACN 002 419 767

ABN 36 822 442 203

4 Macquarie Avenue PENRITH NSW 2750

PHONE: (02) 4731 3833

FAX: (02) 4721 5442

E-MAIL: [kneebone@pnc.com.au](mailto:kneebone@pnc.com.au)

WEB SITE: [www.kneeboneandberetta.com](http://www.kneeboneandberetta.com)



Ref: 86971-C1

30 April 2010

**PROPOSED RESIDENCE AT  
1 FAZZOLARI AVENUE, WALANA VALLEY, MONA VALE  
FOR: MR & MRS BELL.  
BUILDER: ZAC HOMES.**

This is to certify that inspections were made of the pier holes, reinforcing steel and membrane in the 'waffle pod' slab foundation of the above residence on 30.3.10 and 8.4.10.

We are satisfied that the 400mm diameter pier holes were excavated to adequate bearing on rock, that the reinforcement was in accordance with the structural drawing 86971-1 and our instructions, that the membrane was correctly placed under the slab so as to provide an effective waterproof barrier ready for the placing of concrete.

On completion of the foundation slab, filling is to be placed around the edge of the slab at least 120mm above underside of edge beam and sloped away from the walls at a fall of at least 50mm over the first metre. The site is to be drained so that water is directed well clear of the building and not allowed to pond. Site maintenance generally to be in accordance with the requirements of AS2870.

*P. Andresen CPEng*

Peter Andresen, MIE Aust, CPEng  
**KNEEBONE, BERETTA & HALL PTY.LTD.**  
Consulting Engineers

**DIRECTORS:**

TREVOR B HALL, B.Sc.(Eng), F.I.E.Aust, C.P.Eng

ENRICO L BERETTA, B.E.(ETH), F.I.E.Aust, C.P.Eng.

PETER R ANDRESEN, B.E., M.I.E.Aust, C.P.Eng



ZAC HOMES  
1/11 HATCHINSON CR  
JAMISONTOWN NSW 2750

21 September, 2010

**SUBJECT: WATERPROOFING CERTIFICATE**  
TFW Ref. 68099, Client Order No. 210002/4000.2

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the internal wet areas at the address below on September 21, 2010 :-

**Lot 33 [No.1] FAZZOLARI av MONA VALE 2103**

**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

ABN: 93 003 987 424  
◆ 61 Wellington Street  
Riverstone NSW 2765  
◆ PO Box 257  
Riverstone NSW 2765



Create your comfort zone

## GUARANTEE

This is to certify that AGI Insulation Batts have been installed at the following address  
and are subject to the guarantees listed on the reverse.

Address LOT 33 - 1 FAZZOLARI AV

MONA VALE

Date of Installation 1-9-10

R-Value Ceiling R3.0

R-Value Walls R2.0

AGI INSULATION

Installer (Company Name)

Signed (Installer)



PANTHER PEST CONTROL D/L  
17 CARMISTON AVE  
CLAREMONT MEADOWS 2747  
0412245865

## TREATMENT CERTIFICATE

**N 67158**

This is to certify that the building described below has had components of the Granitgard Physical Termite Barrier System, applied to the areas listed here in compliance with the relevant Approval as listed. Note however that termite barriers other than Granitgard products may also have been used in this building. This treatment certificate makes no representation as to the installation or adequacy of termite barriers not supplied by Granitgard Pty Ltd.

Building Address: 33 FAZZOLARI AVE  
Mona Vale

Postcode: \_\_\_\_\_

Owner: \_\_\_\_\_

Builder: ZOC HOMES

Reg. No.: \_\_\_\_\_

Treatment	Area/Length/No.	Approval	Clause	Installation Date	Legend
Underfloor	_____ m <sup>2</sup>	_____	_____	_____	////////
Perimeter	<u>47</u> l/m	<u>AS3660.1</u>	<u>2000</u>	<u>18.5.2010</u>	-X--X-
Penetrations	<u>13</u> No.	<u>AS3660.1</u>	<u>2000</u>	<u>8-4-2010</u>	O_mm (dia)
Concrete	_____ m <sup>2</sup>	_____	_____	_____	_____
Other	<u>180</u> m <sup>2</sup>	<u>AS3660.1</u>	<u>2000</u>	<u>10.4.2010</u>	_____
Concrete	<u>A31 09 06 2340</u>				

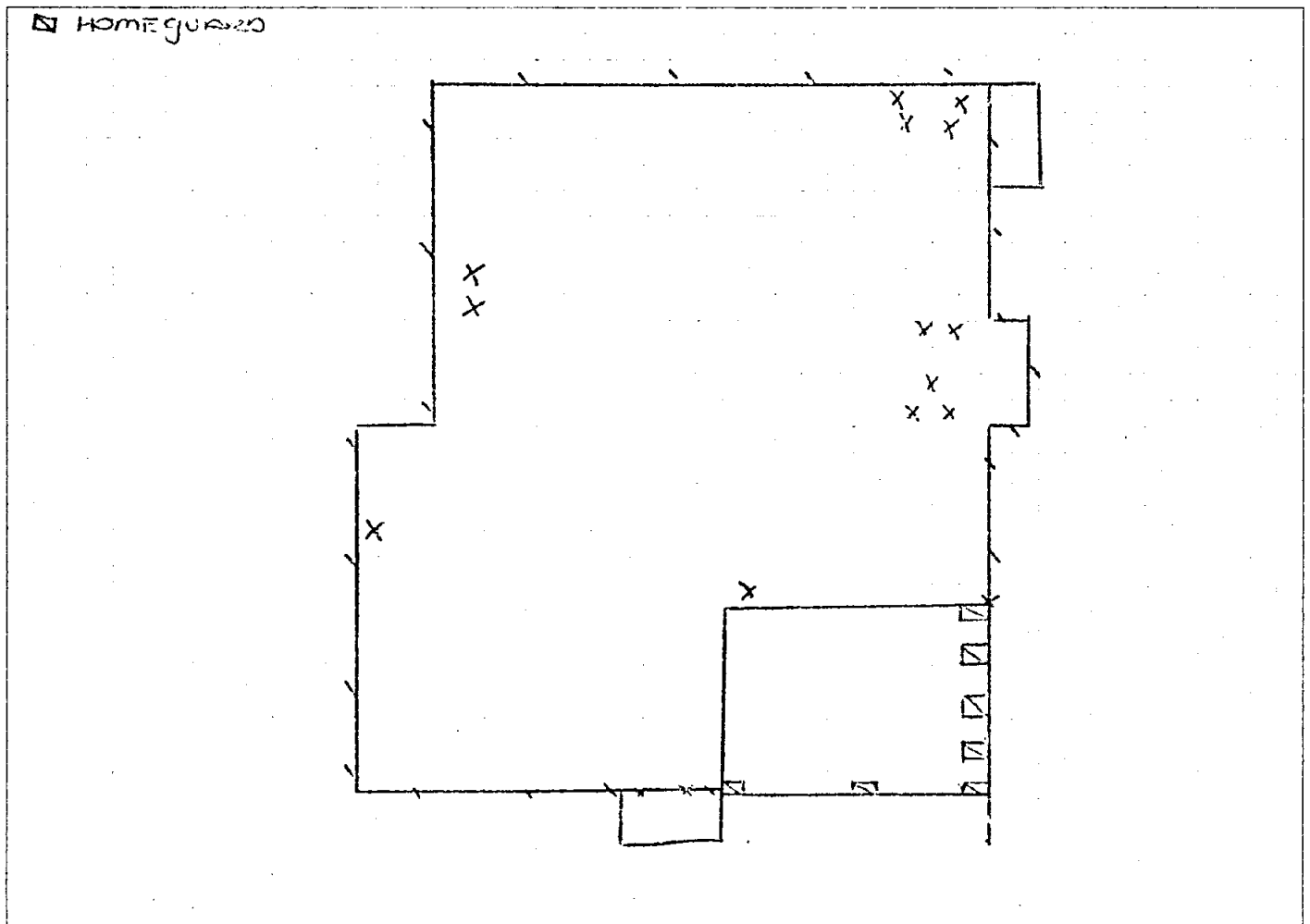
Granitgard Batch Codes: \_\_\_\_\_

Installers Name (Print): A. BEST

Lic No.: 294 HG 176

Installers Signature: A. Best

Date: 8.4.2010



SUGGESTED SCALE APPROX.: 1 block = 500 mm

Installer Warranty: Subject to the Qualifications and Conditions on the reverse of this certificate the Installer warrants that for a period of 10 years (the Term) from the date of this certificate any subterranean termite damage to the building that is the result of the Installer's workmanship in Granitgard physical termite barrier system installation will be made good by the Installer at it's own cost.

**AWA**

AUSTRALIAN  
WINDOW  
ASSOCIATION

# Compliance Certificate

## Bradnam's Windows & Doors

is a participating member of the AWA Accreditation Program, provides a 7 year **Guarantee** against faulty workmanship and materials (refer to Manufacturer's Warranty), is committed to the **Industry Code of Conduct** and has met the requirements of the annual AWA **Compliance Audit** conducted by NATA accredited auditor

**ZAC HOMES PTY LTD**

This Document is issued in accordance with NATA's accreditation requirements Accredited for compliance with ISO/IEC 17020 Accreditation No. 13739



The manufacturer certifies that the windows and doors supplied to:

**Lot 33 No.1 Fazzolari Avenue  
MONA VALE NSW**

Delivered on:

30/04/2010

have been manufactured to comply with the Australian Windows Standard **AS2047** and Glass Standard **AS1288** including human impact requirements as specified in the order.

**Bradnam's Windows & Doors**

**16<sup>th</sup> June, 2010**

Date

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Builder/Installer

Date

Visit the website [www.awa.org.au](http://www.awa.org.au) for accreditation details

Doc No AWA.CC.A2010  
Issued 03/2010

**NORWEST ELECTRICAL P/L.**

184 Bocks Road,  
Oakville.NSW.2765.  
(02)98381912  
(02)98381921  
norwestelectrical@bigpond

**12/11/2010.**

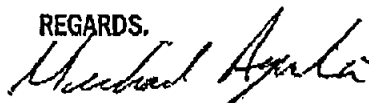
**INSTALLATION REPORT.**

**JOB ADDRESS: 1 FAZZOLARI AVENUE,MONA VALE**

**I, MICHAEL AQUILINA LICENCE NUMBER 109123C, HEREBY CERTIFY THAT TWO  
SMOKE DETECTORS HAVE BEEN INSTALLED IN ACCORDANCE WITH AS -3786,  
240VOLT AC WITH BATTERY BACK UP AT THE ABOVE ADDRESS.**

**IF YOU NEED ANY MORE INFORMATION ON THE ABOVE PLEASE DONOT HESITATE TO  
CONTACT ME ON 0418473428 OR 98381912.**

**REGARDS.**



**MICHAEL AQUILINA.**

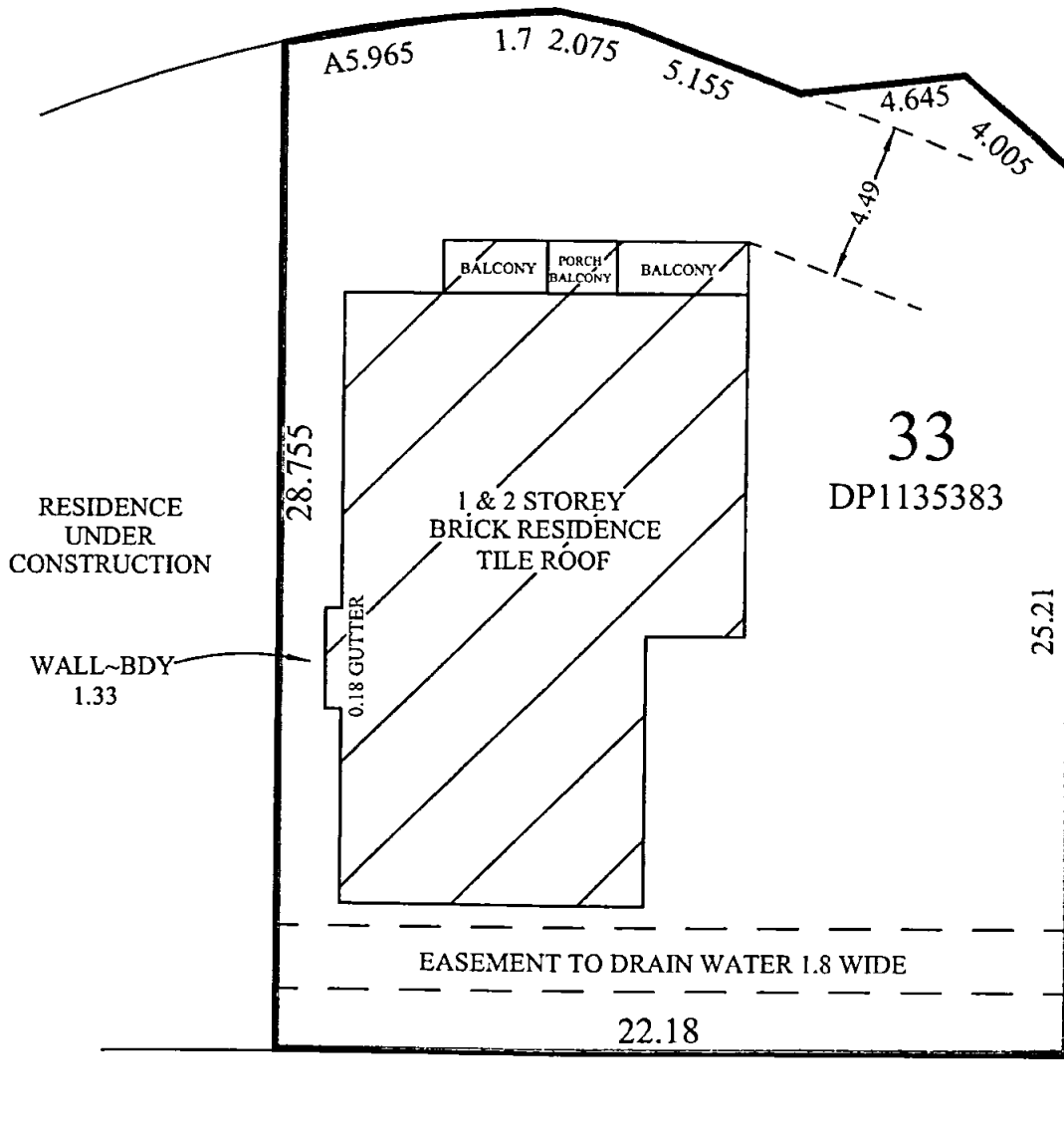
# SKETCH



FAZZOLARI AVENUE

STREET

SAMUEL



RICHARD HOGAN & CO. PTY LTD

SURVEYING & PLANNING CONSULTANTS

A.B.N. 59 082 453 165

P.O. Box 4365 - PENRITH PLAZA, NSW 2750.

PHONE: (02) 4732 6599  
FAX: (02) 4732 6699  
MOB.: 0416 - 021 222  
EMAIL: rah@hoganco.com.au

*R. Hogan*  
(Registered Surveyor.)  
Date: 24 September 2010  
Ref: 09171

# RICHARD HOGAN & CO. PTY LTD

A.B.N. 59 082 453 165

## SURVEYING & PLANNING CONSULTANTS

**RICHARD A. HOGAN**  
B.E. (Geom.) UNSW  
Registered Surveyor  
M.I.S. (NSW), M.A.C.S.  
mobile: 0416-021 222

**TANIA SHEPHARD**  
B Urb. & Reg. Planning (UNE)  
Town Planner

Unit 41  
37 - 47 Borec Road  
Penrith NSW 2750

phone: (02) 4732 6599  
fax: (02) 4732 6699  
e-mail: admin@hoganco.com.au

All correspondence:  
PO Box 4365  
Penrith Plaza NSW 2750

## SURVEYOR'S REPORT

RE: Zac Homes Pty Ltd

Our Ref: 09171

Date: 24 September 2010

In accordance with your instructions we have surveyed the land edged red on the sketch adjoining being Lot 33 DP 1135383. Having a frontage to Fazzolari Avenue & Samuel Street at Mona Vale, in the Local Government Area of Pittwater.

Upon and wholly within the boundaries of the subject land stand's a newly constructed 1 & 2 storey brick residence with a tile roof.

The distances shown from improvements to boundaries are for identification purposes only and are not to be used for boundary definition purposes.

Full details in relation to the subject land are shown on the sketch adjoining, together with sufficient information for identification purposes. Any improvements to be erected on or near the boundaries will require further survey.

RICHARD HOGAN & CO. PTY. LTD.

per: ..... 

Richard A. Hogan  
(Registered Surveyor)



**\*\*\* CERTIFICATION FOR ROOF TRUSSES \*\*\***

Date - 17 Jun 2010 09:56:05

Client - ZAC HOMES - . .

Job Reference - 7100-TF

Site - ZAC HOMES - NO 1 FAZZOLARI AVE, WALANA VALLEY MONA VALE

---

**GENERAL DEFAULTS**

Design Wind Speed = 40.0m/s , N2 Wind Classification

Roof Material : Terracotta tiles

Ceiling Material : 13mm Plaster/direct to BC

Top Chord Restraints : 700 mm

Bottom Chord Restraints : 600 mm

Truss Spacing : 600 mm

External Pressure Coefficient: -0.90

Internal Pressure Coefficient: 0.20

Timber Description : F5MIX

Pitch: 22.00 degrees

Overhang: 600 mm

Application: Housing

Overhang design assumes the installation of a structural fascia.

Note: Design data for individual trusses may vary.

The trusses in this project have been designed using the MiTek 20/20 computer system written by MiTek Australia Ltd. incorporating engineering procedures that are in accordance with the BCA 2009

These trusses should be erected, fixed, and braced in accordance with Australian Standard AS4440, specifications published by MiTek Australia Ltd., and any other requirements supplied by the truss manufacturer.

**Trueform Frames & Trusses**

certifies that these trusses are manufactured under licence to and in accordance with specifications published by MiTek Australia Ltd.

Signed : 

Name :

Position : 

# MACLEANS WASTE MANAGEMENT PROCEDURES

Site Clean	Construction Stage	Task	Responsibility	Provide ETS to remove spoil Charge Variation to Client if applicable
	Excavation	Remove any excess spoil	Supervisor	
	Slab Poured	Waste waffle pods and steel picked up by supplier	Supervisor	
			Concretor	
	External Drainage	Removal of any excess spoil	Supervisor	Provide ETS to remove spoil Charge Variation to Client if applicable
		Removal of any demolition waste	Supervisor	Charge Variation to Client if applicable
1	Frame	Nominate position for waste for timber Stack all timber waste at front of site in one neat pile All timber waste collected Side and rear yard checked and cleaned If site condition is unacceptable supervisor contacted for ETS	Supervisor Framer Macleans Waste Macleans Waste Supervisor	Provide ETS for additional works Backcharge to responsible trades (photo to accompany invoice)
		Brick bin delivered to site	Macleans Waste	
		Paper and plastic bin installed	Macleans Waste	
	Brickwork to 20 courses	All brick waste placed in brick bin provided Place all other waste - (cement bags, brick straps etc) in paper waste bin	Bricklayer Bricklayer	
	Scaffold Erected		Supervisor	
2	Second Storey Brickwork	All brick waste placed in brick bin provided Place all other waste (cement bags, brick straps, plastics etc) in paper waste bin Macleans Waste notified by supervisor on completion of brickwork Side and rear yard checked and cleaned If site conditions is unacceptable supervisor contacted for ETS	Bricklayer Bricklayer Supervisor Macleans Waste Supervisor	Provide ETS for additional works/backcharge trades (photo to accompany invoice)
		Brick bin removed from site/ paper bin emptied	Macleans Waste	
	Facia and Gutter	Place all plastic waste in paper waste bin Stack all steel off cuts at front of site	Installer Installer	
	Roof Eaves Remove scaffold Rough ins Pre-sheet site clean	Place all broken roof tiles in driveway ( to top up AWA) Stack all waste at front of site Stack all waste at front of site Place all waste in paper and plastic bin All waste collected/ paper bin emptied Side and rear yard checked and cleaned If site condition is unacceptable supervisor contacted for ETS	Roofer All trades All trades All trades Macleans Waste Macleans Waste Supervisor	Provide ETS for additional works Backcharge to responsible trades (photo to accompany invoice)
	Gyprock	Stack plasterboard offcuts separate to any general waste on site for recycling Plasterboard recycle pickup	Gyprocker Gyprocker/Boral/CSR	

MACLEANS WASTE MANAGEMENT PROCEDURES

Site Clean	Construction Stage	Task	Responsibility	
4	Fixout	Stack all waste at front of site	All trades	Provide ETS for addition works Backcharge to responsible trades (photo to accompany invoice)
	Stairs	Stack all waste at front of site	All trades	
	Kitchen	Stack all waste at front of site - plastics,papers in bin	All trades	
	Wall and Floor Tiling	Stack all waste at front of site - plastics,papers in bin	All trades	
	Painter	Stack all waste at front of site	All trades	
	Finish Offs	Stack all waste at front of site (appliance boxes etc)	All trades	
	Internal Cleaner	Place all plastics and paper in bin (incl window protection material)	Cleaner	
	Final Site Clean	All waste collected/ paper bin removed	Macleans Waste	
		Side and rear yard checked and cleaned	Macleans Waste	
		If site condition is unacceptable supervisor contacted for ETS	Supervisor	



7<sup>th</sup> December 2010

**TO WHOM IT MAY CONCERN**

**RE: 1 FAZZALARI AVE MONA VALE**

Statement confirmation that the insulation for all energy and water efficiency requirements have been meet with the Basix report for the above address.

Should you require any further information please do not hesitate to contact Peter Zaccazan on 0414 961170.

Yours faithfully

  
ZAC HOMES

---

Zac Homes ABN 47 060 679 576

Phone: 1300 350 793

Email: [info@zachomes.com.au](mailto:info@zachomes.com.au)

Builders Licence Number 47259C

Facsimile: 02 4733 6711

Website: [www.zachomes.com.au](http://www.zachomes.com.au)

**NORWEST ELECTRICAL P/L.**

184 Bocks Road,  
Oakville. NSW. 2765.  
(02)98381912  
(02)98381921  
norwestelectrical@bigpond

12/11/2010.

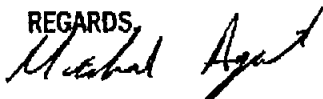
**INSTALLATION REPORT.**

**JOB ADDRESS: 1 FAZZOLARI AVENUE, MONA VALE.**

NORWEST ELECTRICAL P/L EC NUMBER 109123C HEREBY CERTIFY THAT THE LIGHT  
FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT  
EMITTING DIODE (LED) LAMPS, WITH A MINIMUM OF 40 PERCENT,  
THIS COMPLIES WITH THE BASIX REPORT

IF YOU NEED ANY MORE INFORMATION ON THE ABOVE PLEASE DONOT HESITATE TO  
CONTACT US 98381912.

REGARDS



NORWEST ELECTRICAL P/L

**DEED OF AGREEMENT FOR COLOURED DRIVEWAY INDEMINIFYING AGAINST LIABILITY**

THIS DEED made the 18<sup>th</sup> day of March 20 10

BETWEEN

Owner/s name: Maraya Bell, Sara Bell, Ned Marshall

Postal Address: 2B Surf rd Palm Beach Postcode: 2108

Hereinafter called "the owner" of the one part and THE COUNCIL OF PITTWATER (hereinafter called "the Council" of the other part NOW THIS DEED WITNESSETH as follows:

1. The owner/s acknowledge that:-

No: 1 Lot No: 33 Street: Fazzolari Ave  
Suburb: Manuale Postcode: 2103

2. In consideration of the Council allowing the footpath/vehicular crossing to be constructed in coloured concrete, which is structurally in conformity with Council's standards, the owner agrees:

a) To accept full responsibility for all restoration and maintenance of the crossing and to keep it in a sound and safe condition to the satisfaction of Council at all times.

b) That should the crossing be damaged at any time during the course of work by any authorised person or body, the restoration of the surface appearance will be the owner's responsibility.

c) That the obligation of the authorised person causing damage extends only to replacing the damaged portion in normally coloured portland cement concrete to render it safe for vehicle and pedestrian movement.

d) That the existence of the special surface and the conditions pertaining to it will be noted in Council's records for the advice of any intending purchaser of the property.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED

By the said owner in the presence of:-

[Signature]  
Signature of Witness

Leanne Leonard  
Name of Witness

2B Surf rd Palm Beach  
Address of Witness

[Signature] Maraya Bell  
Signature of Owner

[Signature]  
Signature of Owner

Signed on behalf of THE COUNCIL OF PITTWATER  
URBAN INFRASTRUCTURE MANAGER

Inspecting Officer

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Office Use Only: Form No: COL0707CODE: ER0P FEE: \$80.00 Incl. GST 1.7.09 - 30.6.10  
RECEIPT NO: \_\_\_\_\_ ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Any enquiries please contact Customer Service Ph: (02) 9970 1111 Fax: (02) 9970 7150

**DEED OF AGREEMENT FOR COSMETIC DRIVEWAY INDEMINIFYING AGAINST LIABILITY**

THIS DEED made the 18 day of March 20 10

BETWEEN

Owner/s name: Maraya Bell, Sara Bell, Neil Marshall

Postal Address: 23 Surf rd Palm Beach 2108 Postcode: \_\_\_\_\_

Hereinafter called "the owner" of the one part and THE COUNCIL OF PITTWATER (hereinafter called "the Council" of the other part NOW THIS DEED WITNESSETH as follows:

**1. The owner/s acknowledge that:-**

No: 1 Lot No: 33 Street: Fazzolari Ave  
Suburb: Monroe Vale Postcode: 2103

**2. That the property is unencumbered.**

That the property is subject to mortgage with: Westpac

**3. That the footpath is to be constructed using: Concrete**

(e.g.: Bricks, Pavers, Pattern, Stamped, Sealed, Stencilled Concrete etc)

**4. In consideration of the Council allowing the footpath/vehicular crossing to be constructed, the owner agrees:-**

- (a) To maintain and at all times and keep the crossing in a proper state of repair to the satisfaction of the Council
- (b) To disclose the existence of this Deed and its contents to all prospective or future mortgagees and purchasers and make any contract of sale for the subject property conditional upon the purchaser agreeing to be bound by the terms of this Deed.
- (c) To raise no objection to the Council forwarding a copy of this Deed to all existing mortgagees and including a reference therefore in Section 603 certificates issued under the Local Government Act, 1993
- (d) And in the event of the owner not complying with any of the requirements of paragraphs a), b) and c), the Council shall be at liberty to undertake the same and all expenses incurred by the Council in so doing shall be paid by the owner. A certificate by the Engineer for the Council shall be conclusive evidence as to the costs of such work.

**5. Nothing contained in this Deed shall be construed as;**

- (a) Conferring upon the owner exclusive right title or use of that part of the work within the road boundary or
- (b) Authorising any nuisance to or permanent obstruction of the road
- (c) In anyway restricting or limiting the powers of the Council in respect of the road

(d) To prevent the Council from undertaking any works whatsoever and in the event of any such works interfering with the access to the property then the owner acknowledges and agrees that it shall not be the Council's responsibility to provide access unless the work is constructed otherwise than in accordance with the Local Government Act, 1993, as at the date hereof.

6. The owner agrees to indemnify Council and keep Council indemnified for all liability in relation to possible actions for:

- a) death and/or bodily injury to persons
- b) damage to property arising out of the construction or maintenance of the footpath/vehicular crossing

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first hereinbefore written.

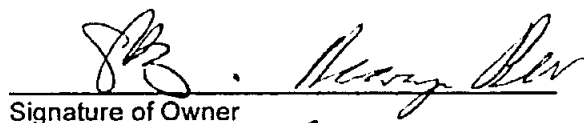
**SIGNED SEALED AND DELIVERED**

By the said owner in the presence of:-

  
\_\_\_\_\_  
Signature of Witness

Leone Leonard  
\_\_\_\_\_  
Name of Witness

2050 rd Palm Beach 2108  
\_\_\_\_\_  
Address of Witness

  
\_\_\_\_\_  
Signature of Owner

A. P. P. M.  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signed on behalf of THE COUNCIL OF PITTSWATER  
URBAN INFRASTRUCTURE MANAGER

Date: \_\_\_\_\_

\_\_\_\_\_  
Inspecting Officer

Date: \_\_\_\_\_

Office Use Only: Form No: COS0707CODE: ER0P FEE: \$80.00 Incl. GST 1.7.09 - 30.6.10
RECEIPT NO: ISSUED BY: DATE:

Any enquiries please contact Customer Service Ph: (02) 9970 1111 Fax: (02) 9970 7150



PITTWATER COUNCIL

Form No UI 203

**Consent by Road Authority for Work in Road Reserve - DRIVEWAY**  
**Section 139 - Roads Act 1993**  
**1 July 2009 - 30 June 2010**

PLEASE PRINT

Applicant Bell CJ - City Plan Services  
 Postal Address Po Box 1807 Newcastle Postcode 2300  
 Phone (W) 49264061 (M) —  
 Property Address Lot 33, Iazzolari Ave, Mona Vale

Subject to the payment of the appropriate fee the Applicant is hereby permitted to construct the driveway (and/or associated work) as detailed below, in strict accordance with the **CONDITIONS** overleaf

*I/We the undersigned agree to abide by the said conditions*

Applicant's Signature allages Date 17/3/2010

## FEES (includes GST)

<input checked="" type="checkbox"/> Consent for access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY	\$155 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY which includes any of major retaining structures, stairs or special landscape treatment	\$385 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY	\$180 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY which includes any of retaining structures, stairs or special landscape treatment	\$510 00
Fee per additional site inspection as required	\$140 00

Office Use Only	
Inspected by <u>R. McWhite</u>	Date <u>24/3/10</u>
Approved <u>[Signature]</u>	
Comment _____	
CODE ESTR 1709-30610 Late Fee \$650 when work commenced prior to issue of Consent Form No UI 203 FEE PAID \$155 RECEIPT NO 277505 ISSUED BY <u>K. Banta</u> DATE <u>22.3.10</u>	

NOTE TO CUSTOMER SERVICE PHOTOCOPY APPLICATION FORM AND STAPLE WITH RECEIPT FOR CUSTOMER'S RECORD

# Application for Access Driveway Profiles

1 July 2009 – 30 June 2010

6611

PLEASE PRINT

Applicant: JOSH VRSALJKO

Company Name (if applicable): PAVE ON LINE PTY LTD

Postal Address: PO BOX 4033 PENRITH PLAZA Postcode: 2750

Phone (W): 02 4721 2566 (M): 0438 212 562

Owner's Name (if different from above):

Property Address: LOT 33/1 FAZZOLARI AVE, MONA VALE

D.A. No. (if applicable):

☐ Single/Dual Occ.

☐ Single/Dual Occ.-special treatment\*\*

☐ Other than Single/Dual Occ.

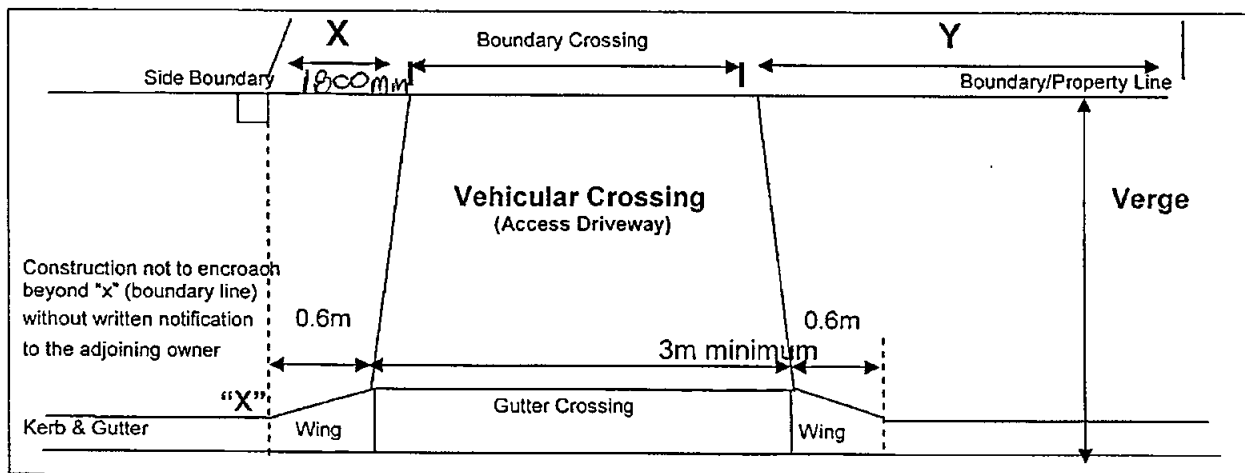
☐ Other than Single/Dual Occ. -special treatment\*\*

I hereby apply for Driveway profiles at the above address.

**Note:** Indicate significant trees on Road Verge. If removal proposed, Applicant will need approval of Tree Preservation Officer.

Applicant's Signature: [Signature] Date: 1.7.10

Insert either X or Y distance from boundary to proposed driveway.



Notes:

1. This application does NOT constitute an approval to commence or proceed with any work.
2. A Section 139 Consent Certificate under the Roads Act – 1993 is required (See Form UI 203).
3. \*\*Special treatment includes any of: retaining structures, stairs or landscape treatment

Field Use Only:

a) Type of Profile

b) Length

Comments:

c) Width at gutter crossing

d) Width at boundary crossing

Office Use Only:

CODE: ESTR 1.7.09 - 30.6.10 FEE: \$80.00 incl. GST

RECEIPT NO:

ISSUED BY:

Form No: UI 202

DATE:

☐ Incoming application updated

☐ Indexed to Development Application number in ECM

☐ Proclaim updated

☐ Profile letter issued and changed to OUTCORW

Contact Assets/Restorations Officer Sigi Melderis 9970 1348 or 0407 957 032 for more information

POSTED

99701341

104

**D & D Hartley Plumbing**

**22 Middle Tree**

**HAMLYN TERRACE NSW 2259**

**Mobile: 0419 635 442**

**ABN: 74 747 540 453**

**Licence No: 213037C**

**20<sup>TH</sup> October 2010**

**TO WHOM IT MAY CONCERN**

**Dear Sirs**

**RE: LOT 33 FAZZOLARI CLOSE MONA VALE**

**This letter is to certify the installation of all water fixtures have a 3 star rating or better.**

**I also confirm that the water tank installed complies to all BASIX requirements.**

**Yours faithfully**



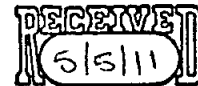
**David Hartley  
D & D Hartley Plumbing**



Ross McWhirter, Project Leader – Road Reserve Management  
8am to 4:30pm Mon - Fri  
Phone 9970 1207 Mobile 0419 629 007

2 May 2011

Zac Homes Pty Ltd  
Level 1  
232 Coreen Avenue  
**PENRITH NSW 2750**



Dear Sir/Madam,

**Re: Final Inspection of Works in Road Reserve at 1 Fazzolari Avenue, Mona Vale**

DA No. N0559/09 - Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 2 May 2011 at 1:30pm.

The work has been completed in accordance with the approved application to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours faithfully

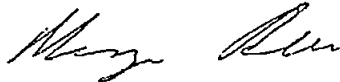
Ross McWhirter  
**PROJECT LEADER – ROAD RESERVE MANAGEMENT**

10/2/11

To Whom it may concern,

This letter is to confirm that we have complied with the instruction to remove and transplant a small eucalyptus tree that was on our property when the land ( lot 33, 1 Fazzolari Ave, Mona Vale) was purchased.

Signed,

A handwritten signature in black ink, appearing to read 'Maraya Bell', written in a cursive style.

Maraya Bell

A handwritten signature in black ink, appearing to read 'Sara Bell', written in a cursive style.

Sara Bell

A handwritten signature in black ink, appearing to read 'Neil Marshall', written in a cursive style.

Neil Marshall

10/2/11

To whom it may concern,

This letter is to confirm that there is no damage to the street trees outside lot 33, 1 Fazzolari Ave, Mona Vale a a result of the building of the premises. Photos are attached as evidence.

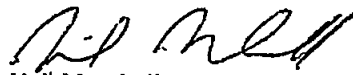
Signed,

A handwritten signature in black ink, appearing to read 'Maraya Bell', written in a cursive style.

Maraya Bell

A handwritten signature in black ink, appearing to read 'Sara Bell', written in a cursive style.

Sara Bell

A handwritten signature in black ink, appearing to read 'Neil Marshall', written in a cursive style.

Neil Marshall

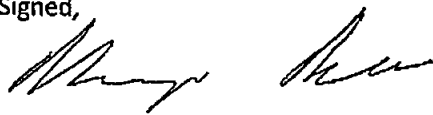
10/2/11

To whom it may concern,

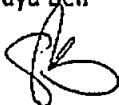
This letter is to confirm that the front of 1 Fazzolari Ave Mona Vale is free of debris and tidy, this includes all grassed areas around the footpath being mown.

The footpath is finished with topsoil and grass turf. The finished levels of the turf match the concrete surfaces i.e. no trip points.

Signed,



Maraya Bell



Sara Bell



Neil Marshall

Commonwealth of Australia  
STATUTORY DECLARATION  
*Statutory Declarations Act 1959*

1 Insert the name,  
address and  
occupation of  
person making  
the declaration

I, Maraya Bell, Sara Bell and Neil Marshall

make the following declaration under the *Statutory Declarations Act 1959*:

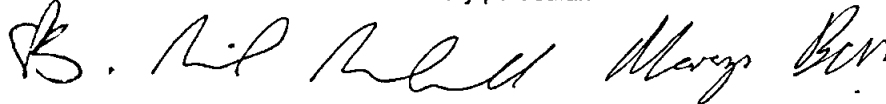
2 Set out matter  
declared to in  
numbered  
paragraphs

2

That we have planted our garden in accordance with the landscaping plan approved in our development application for 1 Fazzolari Ave Mona Vale 2103.

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

3 Signature of  
person making  
the declaration

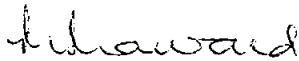
3  Maraya Bell

4 Place  
5 Day  
6 Month and year

Declared at <sup>4</sup> Wahroonga on <sup>5</sup> 17th of <sup>6</sup> August 2011

Before me,

7 Signature of  
person before  
whom the  
declaration is  
made (see over)

7  Flaward

8 Full name,  
qualification and  
address of person  
before whom the  
declaration is  
made (in printed  
letters)

8 Rosemarie Mirasol Flaward JP NSW <sup>141</sup>182  
20 Lawrence Avenue, Turramurra  
NSW 2074

*Note 1* A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*.



## OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Sections 109C(1)(c) & 109H

### TYPE OF APPLICATION

Tick Appropriate Boxes

- ☒ Interim Certificate  
☐ Final Certificate  
☐ Change of Building Use of an Existing Building  
☐ Occupation/Use of a New Building

### IDENTIFICATION OF BUILDING

Address 1 FAZZOLARI AVENUE

Lot, DP/MPS etc LOT 33, DP 1135383

Suburb or town MONA VALE Post Code 2103

### DESCRIPTION OF DEVELOPMENT

Detailed Description:

TWO STOREY, BRICK VENEER  
HOUSE

### RELEVANT CONSENTS

Development Consent:

DA No. 559/09 Date 11/3/10

Construction Certificate /  
Complying Development Certificate:

CC/CDC No. CCN101284 Date 22/3/10

### APPLICANT

Name of person having benefit of the  
development consent:

MARAYA BELL, SARABELL &  
Name NEIL MARSHALL Company \_\_\_\_\_

Address 1 FAZZOLARI AVENUE

Suburb or town MONA VALE Post Code 2103

Phone B/H \_\_\_\_\_ Fax No \_\_\_\_\_

Mobile 0419163976 Email marayabell@hotmail.com

As the applicant, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature of applicant:

Sign [Signature] Date 1/12/10  
[Signature] 1/12/10  
[Signature] 1/12/10

TELEPHONE 4322 7035  
FACSIMILE 4322 5547

SUITE 23 207 ALBANY STREET NORTH  
GOSFORD NSW 2250

WWW.CITYPLAN.COM.AU  
ABN 50 103 185 431

# BASIX Completion Receipt

Receipt no.: CR-809862-272467S

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General  
Date of issue: Thursday, 25/08/2011



## Principal certifying authority

Name:	John Parkinson
Accreditation scheme:	BPB
Accreditation number:	0317

## Final Inspection

Date of final inspection:	Friday, 19/08/2011
---------------------------	--------------------

## BASIX Certificate details

BASIX Certificate no.	272467S
Project name	Zac Homes - Bell
Street address	1 Fazzolari Avenue
Suburb	Mona Vale
Postcode	2103
Local Government Area	please select