



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

7 December 2011

Our Ref: 103034/113260

The General Manager
Manly Council
PO Box 82
Manly NSW 1655



Dear Sir,

**Re: 16 Bower Street, Manly – DA 124/07 & DA 271/10
Occupation Certificates**

Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Occupation Certificates and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Anthony Protas
Anthony Protas Consulting Pty Ltd

CERTIFIER

\$36

\$36

—

\$72

R. 831921

8-12-11



Occupation Certificate

1. Details of the applicant

Mr Ms Mrs Dr Other

First name Family name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Details of the building

Flat/Street no. Street name

Suburb or town Postcode

Description of the building or part of the building

Lot no. Section

DP/MPS no. Volume/folio

Development application or complying development certificate no.

3. Decision of the certifying authority

Type of certificate issued:

an interim occupation certificate
 a final occupation certificate

Date of this decision

4. Information attached to this decision

- The final fire safety certificate or an interim fire safety certificate (as relevant)
 Other relevant paperwork

Final occupation certificate

Anthony Protas

certifies that:

- a current development consent has been granted for the development
- a current complying development certificate has been issued for the development
- a current 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 as a class **1a** building
- a final fire safety certificate has been issued for the building
- a final report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no.

OC 3034/10

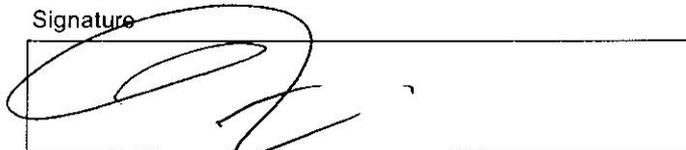
Date of the certificate

7 December 2011

Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Anthony Protas

Flat/Street no.

Locked Bag 1001

Street name

Suburb or town

Wareemba

State

NSW

Postcode

2046

Telephone

9715 5333

Fax

9715 5666

If the certifier is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332

Anthony Protas Consulting Pty Ltd

A.B.N 37 079 830 756

BUILDING REGULATIONS CONSULTANTS

Suite 1, 104 William Street, Five Dock NSW 2046

Locked Bag 1001, Waremba NSW 2046

Telephone: (0 2) 9 7 1 5 5 3 3 3 Fax: (0 2) 9 7 1 5 5 6 6 6

e-mail: mail@protas.net.au

web: www.protas.net.au

Construction Certificates

Occupation Certificates

Compliance Certificates

Building Audits

Design Assessment

Regulations Advice

INSPECTION REGISTER

Anthony Protas

Accreditation Number BPB0332 (Building Professionals Board)

DA No. 124/07 + 271/10

CC No. 3034/10 + 3260/11

Address: 16 Bower St Manly.

Inspection	Date	Result	Inspected By
Commencement / Excavation	28/1/10	OK.	P.
Slabs.	15/1/10	Agree to Certify	P.
Frame	31/1/11	Agree to Certify	P.
Chips + Slab.	18/4/11	Agree to Certify	P.
Pool Seal	20/3/11	Agree to Certify	P.
WAF	10/4/11	Condition OK Insulation to be Certified.	P.
SPW Connection.	21/1/11	OK.	P.
Pool Fence	21/5/11	OK.	P.
Final	11/6/11	OK subject to paperwork.	P.

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4961

31st January 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that I have inspected the roof framing for the proposed additions to the above residence and consider that the framing as installed is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4968

30th March 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Reinforcing steel for Swimming Pool at 16 Bower St Manly

This is to certify that I have inspected the reinforcing steel in position for the swimming pool at the above address and consider that the work as inspected is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER -3 No 1312209

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4961

18th April 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that I have inspected the reinforcing steel in position for the carport slab at the above address and consider that the reinforcement provided is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4961

29th November 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that the reinforcing steel for the upper level balcony slab at the above address has been inspected and is considered structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER

M.MARAS WATERPROOFING
Mladen Maras
14 Penkivil Street
Willoughby NSW 2068
Ph: 02 9958 2293
Mob: 0413595205
Licence No: 168073C

12th April, 2011

Chatswood Constructions
72 Anzac Avenue
COLLARROY NSW 2097

WATERPROOFING CERTIFICATE

RE: 16 BOWER STREET, MANLY

I hereby certify that all waterproofing installed in the two bathrooms, laundry, powder room and one balcony of the above-mentioned property complies with the relevant clauses of AS 3740 - 1994 for the minimum requirements with the Building Code of Australia.

Warranty for the above work is guaranteed for seven years.

Yours faithfully



MLADEN MARAS

Original

TAX INVOICE*/STATEMENT*
(*delete as appropriate)

58

Date 10/10/11

To MR Emilio Petrucci

16 Power St Manly

ABN (of Recipient)

Order No.

From

CHATSWOOD LIGHT & POWER

License Number 173973C

131 ARCHER STREET

CHATSWOOD NSW 2067

Phone: 0409 22 8797 ABN: 66 109 736 432

ABN (of Supplier)

QUANTITY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	<u>Re Smoke Detectors</u>			
	<u>Two smoke alarms (detectors)</u>			
	<u>connected to 240V AC line</u>			
	<u>installed to Part 312 of BCA</u>			
	<u>and AS 3786-1993.</u>			
	<u>Detectors installed on each</u>			
	<u>level.</u>			
	<u>Reference also to AS 3100.</u>			
	<u>AS 16706 & AS 3000.</u>			
	<u>Detectors have 12 volt backup</u>			
	<u>and inter connected.</u>			
	<u>M. J. ...</u>			
	<u>manly Manly 10/10/11</u>			

TOTAL INCLUSIVE OF G.S.T.

Total includes G.S.T. of

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Serial No D **471765**

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

PROPERTY & OWNER DETAILS

House No **16.** Lot No. Street **BOWER ST** Suburb **MANLY.**
 Municipality **MANLY.** Postcode **2095** Nearest Cross Street
 Owner's Name **SANDRO PETRINI.** Full Address **16 BOWER ST MANLY.**

LICENSEE'S DETAILS

Full Name **CHAD GLOVER.** Address for Notices **57 ALEXANDER ST MANLY** Phone No. **0414918763**
 Licence No. **103965C** Expiry Date **11.6.12.** Contractors Authority No. Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No. Size of Pipework Main to Meter OR Main Size-Size of Tee to be cut into Main Size of Valve
 Reference No. Size of Meter Meter No. Drilling Date/Time Office Issued From
 Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:
 • Carry out work of Water supply
 • Install/Commission/Maintenance of Thermostatic Mixing Valve
 • Draw water from Water Authorities Supply, stand pipe 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

Fittings to be Connected	Number Existing	Number Proposed
W.C.	2	3
Basin	2	3
Bath	1	2
Shower	2	2
Kitchen	1	1
Laundry	1	1
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
W.C.	2	3
Basin	2	3
Bath	1	2
Shower	2	2
Kitchen	1	1
Laundry	1	1
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 **1.11.10.** Estimated Date of Completion **1.4.11.** Signature of Licensee **9.11.11.**

- In respect of authorised work carried out by me at the abovementioned property I certify that:
 - The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority.
 - The work has been installed using only authorised pipes, fittings and fixtures.
 - The completed work has been tested as required by the Local Authority and has passed such tests.
 - In my opinion the work complies with the relevant Local Authorities Act, Regulations, By-Laws and Codes of Practice.
 - Water No. that was fixed.
 - The work was completed on **1.4.11.**
- 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 for any time specified by the Local Authority.

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

Signature of Licensee **9.11.11**

CERTIFICATE OF COMPLIANCE - ELECTRICAL WORK

CUSTOMER REF. . .

CERTIFICATE NO: 1213943

CUSTOMER DETAILS

Name: MR SANDRO Petrini
 Site Address: 16 Beaver St Manly
 Cross Street: Headland Road Manly
 Postcode: []

Telephone Contact: 04 25 35 555
 Meter No: []
 NMI (if applicable): []

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

Type of Installation: Residential Commercial Industrial Rural Other
 Special Conditions: over 100 amps High Voltage Hazardous Area Generator Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

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

New Installation Network connection or metering
 Additions or alterations to a switchboard or associated equipment Defect Rectification No: []

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

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards			OLD HOME & EXPANSIONS
<input type="checkbox"/> Circuits		87	Down light Fuses/12volt
<input checked="" type="checkbox"/> Lighting		52	Double ppts
<input checked="" type="checkbox"/> Socket-outlets		1	APPL. 20A OVER 3CE AIR COND
<input checked="" type="checkbox"/> Appliances			
Estimated increase in load A/ph		35A	<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by: MARCO KENNEDY Licence No: 42505C

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

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

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

Name: MARCO KENNEDY Licence No: 42505C
 Signature: [Signature] Date of Testing: 30/9/11

CERTIFICATION

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

Name: Charles Robert Lynton Rowan Licence No: 173973C
 Signature: [Signature] Date of Notice: 10/10/11
 Address: 131 Marlborough St - Liverpool Telephone No. or Other Contact: 0409 228197

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address:

Order Number:

Delivery Date:

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Date

Fiona Mackenzie

14/04/11

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address:
Order Number:
Delivery Date:

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Date

Fiona MacRitchie

03/05/11

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date



Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 2011-11-2126

This Warranty covers damage by Subterranean Termites ("Termites") only. Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork and paintings; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable; and/or
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by an Accredited Bayer Installer.

OWNERS RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of Termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high or the Building type is susceptible to Termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings.

If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

- (a) allows or fails to prevent accumulation of:
 - (i) wood, rubbish or timber against the Building; AND
 - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.

- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by an Accredited Bayer Installer.



Date of Installation: 25/11/2010
Installation Address: 16 Bower Street
Manly
NSW, 2095

Company Contact: Barry Slattery
Company Name: Orange Protector Pty Ltd

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638

Accreditation Number: N119

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



KORDON Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996

NOTE: This document is to be attached to Warranty Document Number: 2011-11-2126

Date of Installation: 25/11/2010
 Installation Address: 16 Bower Street
Manly
NSW, 2095

Job Type: Large Job - Miscellaneous

Builder: Chatswood Constructions
 Phone number: 0418 652722
 Owner: Sandro Petrini
 Phone number: _____
 Local Council: Manly Council
 Phone number: 02 99761500
 Company Contact: Barry Slattery
 Installer's Name: WM/DB/PH
 Company Name: Orange Protector Pty Ltd

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
24	225	5.40
20.5	300	6.15
0.245	350	0.09
12	1000	12.00

Service Penetrations

Kordon Collars	8	0.80
Manual Collars	4	0.80
Total Kordon Installed:		25.24

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638
 Fax Number: 1300 888 639
 Accreditation Number: N119

Authorised Signature: *S. R. [Signature]* Date: 29/11/2011

Comments: Extension to existing building & cabana: Perimeter, penetrations, cold joint, piers & vertical wall treatment.

Product Installed: Extension - 8 x Standard & 4 x Manual Wrapped Penetrations, 13 x K225 Perimeter / vertical wall, 7 lm x K250 Perimeter, 20.5 lm x K300 Perimeter / vertical wall & 12 sqm x K1000 Vertical Wall.

Cabana - 4 lm x K220 Perimeter / wall & 2 x 350mm x 350mm piers.

Kordon will only protect areas where the product is installed.
 Regular termite inspections as per the Australian Standard are recommended.
 Kordon is installed to the service penetrations and perimeter as per the manufacturers specifications. Refer to the site installation drawing for details.



Manly Council

1 Belgrave Street, Manly NSW 2095
PO Box 82, Manly NSW 1655
Telephone 02 9976 1500 Facsimile 02 9976 1400
www.manly.nsw.gov.au records@manly.nsw.gov.au

RECORD OF MEETING

5218

Interview / Inspection (please circle) 1st

Address of Subject Property: 1/1 BOWER STREET, MANLY

DA Number: 271/10

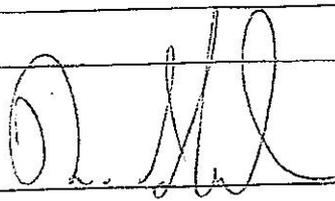
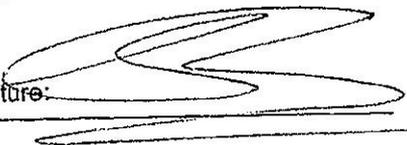
Meeting Attendees: Sandro Petriani

Phone Numbers of Attendees: 0425-335 355

Date / Time of Meeting: 3.45 pm 31/8/2011

Notes: Issues discussed on site:

- Layback and footpath to be left in
- Footpath was reinforced when Council added new path to the street.
- Driveway slab to be 125mm thick with F72 mesh in plain concrete
- Mastic to be placed at the front of path and garage slab and at the midpoint
- Return of concrete around new works
- Telstra pit lid to be replaced with durable reinforced lid.

Council Officer Signature:  Attendees Signature: 



COPY

Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

Occupation Certificate

1. Details of the applicant

Mr Ms Mrs Dr Other

First name Family name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Details of the building

Flat/Street no. Street name

Suburb or town Postcode

Description of the building or part of the building

Lot no. Section

DP/MPS no. Volume/folio

Development application or complying development certificate no.

3. Decision of the certifying authority

Type of certificate issued:

an interim occupation certificate

a final occupation certificate

Date of this decision

4. Information attached to this decision

- The final fire safety certificate or an interim fire safety certificate (as relevant)
- Other relevant paperwork

Final occupation certificate**Anthony Protas**

certifies that:

- a current development consent has been granted for the development
- a current complying development certificate has been issued for the development
- a current 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 as a class **1a** building
- a final fire safety certificate has been issued for the building
- a final report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no.

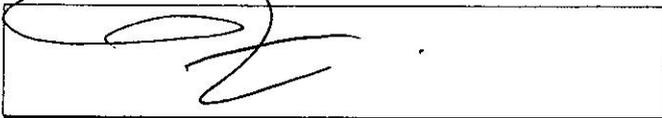
OC 3260/11

Date of the certificate

7 December 2011**Signature**

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Anthony Protas

Flat/Street no.

Locked Bag 1001

Street name

Suburb or town

Wareemba

State

NSW

Postcode

2046

Telephone

9715 5333

Fax

9715 5666

If the certifier is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332

Anthony Protas Consulting Pty Ltd

A.B.N 37 079 830 756

BUILDING REGULATIONS CONSULTANTS

Suite 1, 104 William Street, Five Dock NSW 2046

Locked Bag 1001, Wareemba NSW 2046

Telephone: (0 2) 97 15 5333 Fax: (0 2) 97 15 5666

e-mail: mail@protas.net.au

web: www.protas.net.au

Construction Certificates

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INSPECTION REGISTER

Anthony Protas

Accreditation Number BPB0332 (Building Professionals Board)

DA No. 124/07 + 271/10

CC No. 3034/10 + 3260/11

Address: 16 Bower St Manly.

Inspection	Date	Result	Inspected By
Commencement / Excavation	28/1/10	OK.	P.
Slabs.	11/1/11	Agree to Certify	P.
Frame	31/1/11	Agree to Certify	P.
Chips + Slab.	18/4/11	Agree to Certify	P.
Pool Deck	20/3/11	Agree to Certify	P.
WAF	10/4/11	Locating O/C instructions to be addressed.	P.
Spw Connection.	21/7/11	OK.	P.
Pool Fence	21/5/11	OK.	P.
Krabi	14/6/11	o/c subject to paperwork.	P.

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0411 390 744 f 9908 4961

31st January 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that I have inspected the roof framing for the proposed additions to the above residence and consider that the framing as installed is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
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ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4968

30th March 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Reinforcing steel for Swimming Pool at 16 Bower St Manly

This is to certify that I have inspected the reinforcing steel in position for the swimming pool at the above address and consider that the work as inspected is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER -3 No 1312209

JT Davies & Co Pty Ltd
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18th April 2011

The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that I have inspected the reinforcing steel in position for the carport slab at the above address and consider that the reinforcement provided is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER

JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
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0411 390 744 f 9908 4961

29th November 2011

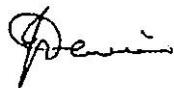
The Principal Certifier
16 Bower St
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that the reinforcing steel for the upper level balcony slab at the above address has been inspected and is considered structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER

M.MARAS WATERPROOFING
Mladen Maras
14 Penkivil Street
Willoughby NSW 2068
Ph: 02 9958 2293
Mob: 0413595205
Licence No: 168073C

12th April, 2011

Chatswood Constructions
72 Anzac Avenue
COLLARROY NSW 2097

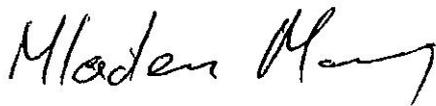
WATERPROOFING CERTIFICATE

RE: 16 BOWER STREET, MANLY

I hereby certify that all waterproofing installed in the two bathrooms, laundry, powder room and one balcony of the above-mentioned property complies with the relevant clauses of AS 3740 - 1994 for the minimum requirements with the Building Code of Australia.

Warranty for the above work is guaranteed for seven years.

Yours faithfully



MLADEN MARAS

Original

TAX INVOICE/STATEMENT*
(*delete as appropriate)

Date 10/10/11

TO MR Emilio Petrucci

16 Bower St Maroubra

ABN (of Recipient)

Order No.

FROM

CHATSWOOD LIGHT & POWER

License Number 173973C

131 ARCHER STREET

CHATSWOOD NSW 2067

Phone: 0409 22 8797 ABN: 66 109 736 432

ABN (of Supplier)

QUANTITY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	<i>Re Smoke Detectors</i>			
	<i>TWO smoke alarms (Detectors) connected to 240V 0.15 Amp installed to Part 372 of BCA and AS 3786-1993. Detectors installed on each level. Reference also to AS 3100. AS 16701 & AS 3000. Detectors have 12 volt back up and inter connected.</i>			
	<i>M. A. ...</i>			
	<i>Maroubra 10/10/11</i>			

TOTAL INCLUSIVE OF G.S.T.

Total includes G.S.T. of

LICENSEE'S CERTIFICATE OF COMPLIANCE

Owner's Copy

- for Plumbing and Drainage Work

Serial No D 471765

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

PROPERTY & OWNER DETAILS

House No 16 Lot No. Street BOWER ST Suburb MANLY
 Municipality MANLY Postcode 2095 Nearest Cross Street
 Owner's Name SANDRO PETRINI Full Address 16 BOWER ST MANLY

LICENSEE'S DETAILS

Full Name CHAD GLOVER Address for Notices 57 ALEXANDER ST MANLY Phone No. 0414918763
 Licence No. 103965C Expiry Date 11.6.12 Contractors Authority No. Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No. Size of Pipework Main to Meter OR Main Size-Size of Tee to be cut into Main Size of Valve
 Reference No. Size of Meter Meter No. Drilling Date/Time Office Issued From

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply
- Install/Commission/Maintenance of Thermostatic Mixing Valve
- Draw water from Water Authorities Supply, stand pipe 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

Fittings to be Connected	Number Existing	Number Proposed
W.C.	2	3
Basin	2	3
Bath	1	2
Shower	2	2
Kitchen	1	1
Laundry	1	1
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
W.C.	2	3
Basin	2	3
Bath	1	2
Shower	2	2
Kitchen	1	1
Laundry	1	1
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 1.11.10 Estimated Date of Completion 1.4.11 Signature of Licensee [Signature] 9.11.11

- 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 tests.
 - (iv) In my opinion the work complies with the relevant Local authorities Act, Regulations, By-Laws and Codes of Practice
 - (v) Meter No that was fixed
 - (vi) The work was completed on 1.4.11
- 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 for any time specified by the Local Authority.

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

Signature of Licensee [Signature] 9.11.11

CERTIFICATE OF COMPLIANCE - ELECTRICAL WORK

CUSTOMER 8.2

CERTIFICATE NO: 1213943

CUSTOMER DETAILS

Name: MIR SANDRO PETRINI

Site Address: 16 BEVER ST MANKY

Cross Street: HEADLAND PARK Postcode:

Telephone Contact: 04 25 35 355

Meter No:

NMI (if applicable):

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

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

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

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

New Installation Network connection or metering

Additions or alterations to a switchboard or associated equipment Defect Rectification No:

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

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards			<u>REMOVED OLD HOME & EXPANSION</u>
<input type="checkbox"/> Circuits			
<input checked="" type="checkbox"/> Lighting		<u>27</u>	<u>DOWN LIGHT FUSE/120V</u>
<input checked="" type="checkbox"/> Socket-outlets		<u>52</u>	<u>DOUBLE PPS</u>
<input checked="" type="checkbox"/> Appliances		<u>1</u>	<u>APPL 20A OVER 300 AMP CABLE</u>
Estimated increase in load A/Ph		<u>35A</u>	<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by: MIR SANDRO PETRINI Licence No: 42505C

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

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

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

Name: MIR SANDRO PETRINI Licence No: 42505C

Signature: [Signature] Date of Testing: 30/9/11

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

Name: CHRISTOPHER LYONS-POWER Licence No: 173973C

Signature: [Signature] Date of Notice: 10/10/11

Address: 131 MARLBOROUGH ST CHRISTCHURCH Telephone No. or Other Contact: 0409 22 8797

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address:

Order Number:

Delivery Date:

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Date

Fiona Mackenzie

14/04/11

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address:

Order Number:

Delivery Date:

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Date

Fiona Mackenzie

03/05/11

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

KORDON Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 2011-11-2126

This Warranty covers damage by Subterranean Termites ("Termites") only. Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork and paintings; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period. Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable; and/or
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by an Accredited Bayer Installer.

OWNERS RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of Termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high or the Building type is susceptible to Termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings.

If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

- (a) allows or fails to prevent accumulation of:
 - (i) wood, rubbish or timber against the Building; AND
 - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.
- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by an Accredited Bayer Installer.



Date of Installation: 25/11/2010
 Installation Address: 16 Bower Street
Manly
NSW, 2095

Company Contact: Barry Slattery
 Company Name: Orange Protector Pty Ltd

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638

Accreditation Number: N119

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996

NOTE: This document is to be attached to Warranty Document Number: 2011-11-2126

Date of Installation: 25/11/2010
 Installation Address: 16 Bower Street
Manly
NSW, 2095

Job Type: Large Job - Miscellaneous

Builder: Chatswood Constructions
 Phone number: 0418 652722
 Owner: Sandro Petrini
 Phone number: _____
 Local Council: Manly Council
 Phone number: 02 99761500
 Company Contact: Barry Slattery
 Installer's Name: WM/DB/PH
 Company Name: Orange Protector Pty Ltd

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
24	225	5.40
20.5	300	6.15
0.245	350	0.09
12	1000	12.00

Service Penetrations

Kordon Kollars	8	0.80
Manual Collars	4	0.80
Total Kordon Installed:		25.24

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638
 Fax Number: 1300 888 639
 Accreditation Number: N119

Authorised Signature: [Signature] Date: 29/11/2011

Comments: Extension to existing building & cabana: Perimeter, penetrations, cold joint, piers & vertical wall treatment.

Product Installed: Extension - 8 x Standard & 4 x Manual Wrapped Penetrations, 13 x K225 Perimeter / vertical wall, 7 lm x K250 Perimeter, 20.5 lm x K300 Perimeter / vertical wall & 12 sqm x K1000 Vertical Wall.

Cabana - 4 lm x K220 Perimeter / wall & 2 x 350mm x 350mm piers.

Kordon will only protect areas where the product is installed.
 Regular termite inspections as per the Australian Standard are recommended.
 Kordon is installed to the service penetrations and perimeter as per the manufacturers specifications. Refer to the site installation drawing for details.



Manly Council

1 Belgrave Street, Manly NSW 2095
PO Box 82, Manly NSW 1655
Telephone 02 9976 1500 Facsimile 02 9976 1400
www.manly.nsw.gov.au records@manly.nsw.gov.au

RECORD OF MEETING

5218

Interview / Inspection (please circle) 1st

Address of Subject Property: 1/1 BOWER STREET, MANLY

DA Number: 271/10

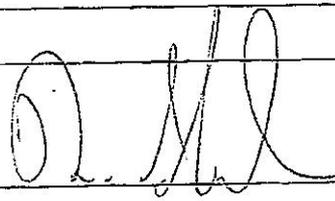
Meeting Attendees: Sandro Petriani

Phone Numbers of Attendees: 0425-335 355

Date / Time of Meeting: 3.45 pm 31/8/2011

Notes: Issues discussed on site:

- Layback and footpath to be left in
- Footpath was reinforced when council added new path to the street.
- Driveway slab to be 125mm thick with F72 mesh in plain concrete
- Mastic to be placed at the front of path and garage slab and at the midpoint
- Retain & Regrade around new works
- Telstra pit lid to be replaced with durable reinforced lid.

Council Officer Signature: 

Attendees Signature: 