

R/ 215600
\$ 30.00
21/5/07

17 MAY 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

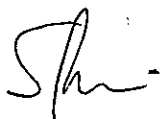
Dear Sir/Madam

**Re: Development Consent No. NO346/06
Construction Certificate No. 2006/1632**

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2006/1632
2. Various Building Inspection Reports & certifications
3. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



**Stephen Pinn
Insight Building Certifiers Pty Ltd**

Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2006/1632

Land to which this certificate applies:

Address: 32 Bangalow Avenue, Mona Vale

Lot No: 59 DP No: 703692

I certify that:

- **I have been appointed as the Principal Certifying Authority under Section 109E.**
- **A current Development Consent is in force for the building.**
- **Construction Certificate No. 2006/1632 has been issued with respect to the plans and specifications for the building.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**

DATED: 17 MAY 2007



Stephen Pinn
Accredited Certifier - Registration No. BPB0326

COPY

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 26.10.06
Address: 32 Bangalow Avenue Mona Vale
DA No. 110346/06 CC No. 2006/1632 CDC No. _____
Requested by: Westaway Ph No. _____

Critical Stage Inspections

- | | | |
|---|--|--|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

☒ An inspection of wall & roof has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Framing satisfactory

Engineers certificate required for 1st floor joint construction

Signed: A. Bailey Accreditation No. P0137 Date: 26.10.06
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 29/11/06

Address: 32 Bangalow Avenue, Mona Vale

DA No. CC No. 2006/1632 CDC No.

Requested by: Ph No.

Critical Stage Inspections

☐ PCA Signage

☐ Steel Placement

☐ Stormwater

☐ Sediment Controls

☐ Floor Framing / Slab

☐ Pool Fence

☐ Tree Protection Measures

☐ Wall Framing

☐ Final Inspection

☐ Building Commencement

☐ Roof Framing

☐ Other (specify)

☐ Footings and Excavation

☒ Waterproofing

☒ Photographic record

#3

☐ An inspection of has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

- Waterproofing not fully visible walls tiled & floor screeded.
photo's taken of shower hob & floor penetrations.
- Waterproofed to certified PPB

(See attached)

S. Pinn PPB0326

Signed: Accreditation No. Date:
Accredited Building Surveyor



J.A. WESTAWAY & SON PTY LTD
PO BOX 589
MONA VALE NSW 2103

20 November, 2006

SUBJECT: WATERPROOFING CERTIFICATE
TFW Ref. 58312

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the internal wet areas at the address below on November 20, 2006 :-

[32] BANGLOW AVENUE MONA VALE

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
◆ Ph: 02 9627 5500
Fax: 02 9627 3659



WESTAWAY

J.A. Westaway & Son Pty Ltd

1/101 Darley Street, Mona Vale, NSW 2103

PO Box 599, Mona Vale, NSW 1660

Telephone: 9997 3122, Fax: 9997 8679

17th February, 2007

The Manager
Pittwater Council,
P.O. Box 882,
MONA VALE NSW 1660

Dear Sir,

RE: 32 Bangalow Avenue, Mona Vale

We herewith enclose our certificate from Fibreflash Waterproof Solutions certifying that the waterproofing has been installed on 20th November, 2006 as per the Conditions of the D.A. 346/06 for Mrs G. Clementson.

Yours faithfully,
J.A. WESTAWAY & SON PTY LTD.

 IAN WESTAWAY
DIRECTOR

Att.

PENINSULA ELECTRICAL SERVICES

ABN 19 911 869 409

Lic. No. 28624

17 Tasman Road, North Avalon, NSW 2107

• Tel: (02) 9918 7081 • Fax: (02) 9918 7081 • Mobile: 0411 034 059

TO WHOM IT MAY CONCERN

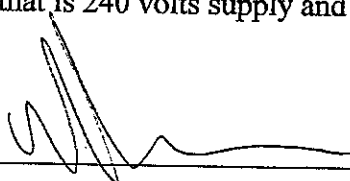
I, WILL RODGERS Liscenced Electrical Contractor-

Liscence No 28624

Certify that I have installed Smoke Detectors in the premises of:

Clementson 32 Bangalow Ave, Mona Vale

in accordance with A.S.3786 and in accordance with E1.7 of the building code of Australia, that is 240 volts supply and battery backup.

Signed: 

Dated: 23/2/07



CERTIFICATE OF CONFORMANCE

The 10mm Toughened glass products supplied to Sherrington Showerscreens
Complies to Australian Standards AS 2208 - 1996, with reference to
thickness limits and fragmentation, safety glazing materials or use in buildings
(Human Impact considerations).

BEVELITE GLASS



T J TAYLOR CONSULTANTS PTY LIMITED

ABN 98 002 360 054

Consulting Civil and Structural Engineers

'Seascope', Suite 7, 22-26 Fisher Road, Dee Why, NSW 2099
Telephone: 9982 7092 Fax: 9982 5898 Email: taylor_consultants@tpg.com.au



The Association of
Consulting Engineers
Australia

27 October 2006
Our ref: TJT:sk M24906

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

RE: First Floor Addition – 32 Bangalow Ave, Mona Vale.

This is to certify that I inspected the floor frame for the above addition on 24 October 2006 prior to the placement of the flooring.

Floor joists and support beams were in accordance with the structural details and standard building practice and nothing was observed during the course of the inspection to suggest that the general intent of the structural design had not been followed.

Yours faithfully,

T J TAYLOR

C06/M24906C02

LICENSEE'S CERTIFICATE OF COMPLIANCE

- for Plumbing and Drainage Work

Owner's Copy

Serial No D 395621

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

PROPERTY & OWNER DETAILS

House No. 32	Lot No. 	Street Bangalow ave	Suburb Mona Vale
Municipality Pittwater	Postcode 2103	Nearest Cross Street 	
Owner's Name Glenda Clementson	Full Address as above		

LICENSEE'S DETAILS

Full Name JOSH HARDY	Address for Notices PO Box 21 Hornsby 2077	Phone No. 048654034
Licence No. 83249C	Expiry Date 26.6.07	Contractors Authority No.
		Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No. 	Size of Pipework Main to Meter 	Main Size-Size of Tee to be cut into Main OR 	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																											
<ul style="list-style-type: none"> Carry out work of Water supply <input checked="" type="checkbox"/> Install/Commission/Maintenance of Thermostatic Mixing Valve <input type="checkbox"/> Draw water from Water Authorities Supply, stand pipe or sell water so drawn <input type="checkbox"/> Install, alter disconnect or remove a meter connected to service pipe <input type="checkbox"/> Install, alter disconnect or remove a backflow prevention device <input type="checkbox"/> 		<table border="1"> <thead> <tr> <th>Fittings to be Connected</th> <th>Number Existing</th> <th>Number Proposed</th> </tr> </thead> <tbody> <tr><td>W.C.</td><td></td><td>1</td></tr> <tr><td>Basin</td><td></td><td>1</td></tr> <tr><td>Bath</td><td></td><td></td></tr> <tr><td>Shower</td><td></td><td>1</td></tr> <tr><td>Kitchen</td><td></td><td></td></tr> <tr><td>Laundry</td><td></td><td></td></tr> <tr><td>Other</td><td></td><td></td></tr> </tbody> </table>		Fittings to be Connected	Number Existing	Number Proposed	W.C.		1	Basin		1	Bath			Shower		1	Kitchen			Laundry			Other		
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Laundry																											
Other																											

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected																											
<ul style="list-style-type: none"> Carry out work of sanitary plumbing/drainage <input checked="" type="checkbox"/> Carry out work of Stormwater drainage <input type="checkbox"/> Connection to Sewer <input type="checkbox"/> Connection to stormwater system <input type="checkbox"/> 		<table border="1"> <thead> <tr> <th>Fittings to be Connected</th> <th>Number Existing</th> <th>Number Proposed</th> </tr> </thead> <tbody> <tr><td>W.C.</td><td></td><td>1</td></tr> <tr><td>Basin</td><td></td><td>1</td></tr> <tr><td>Bath</td><td></td><td></td></tr> <tr><td>Shower</td><td></td><td>1</td></tr> <tr><td>Kitchen</td><td></td><td></td></tr> <tr><td>Laundry</td><td></td><td></td></tr> <tr><td>Other (Specify)</td><td></td><td></td></tr> </tbody> </table>		Fittings to be Connected	Number Existing	Number Proposed	W.C.		1	Basin		1	Bath			Shower		1	Kitchen			Laundry			Other (Specify)		
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SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid 13/11/06	Amount \$ 142.05	Receipt No. 	Building Fee \$	Receipt No.
Authorising Officer 		Office 	Drainage No./Date 	

Date of Commencement of Work 10/10/06	Estimated Date of Completion 18/12/06	Signature of Licensee J. Hardy	18/12/06
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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.
- Meter No. that was fixed
- The work was completed on

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

J. Hardy

18/12/06