



Final Occupation Certificate

CERTIFICATE NUMBER: 8000225

warringah

100139816

PCA 2010/0469,
yours locally

Sydney North West
21/5 Inglewood Place
Baulkham Hills 2153
PO Box 7321 Baulkham Hills BC NSW 2153
DX 8461 Castle Hill
p 02 9836 5711 f 02 9836 5722
web www.localgroup.com.au

Issued under the Environmental Planning and Assessment Act 1979

SUBJECT LAND:

LOT: 3
DP: 209757
41A DUKE STREET
FORESTVILLE
NSW 2087

DESCRIPTION OF WORK:

SINGLE STOREY DWELLING

BUILDING CLASSIFICATION:

1a, 10a

COUNCIL COPY

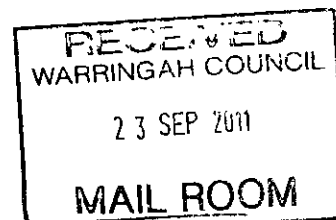
In accordance with the procedure outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000, the application for this Final Occupation Certificate has been determined as **approved**.

In making this determination, I hereby certify that:

- Development Consent No: DA2010/0203 dated 31/03/2010 issued by Warringah Council is in force with respect to the building.
- Construction Certificate No: 8000225-1 dated 17/05/2010 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.
- Where required, a fire safety certificate has been issued for the building.
- Where required, a report from the Fire Commissioner has been considered.

DOCUMENTS ACCOMPANYING THE APPLICATION:

Record of Mandatory Inspections
Certificate of Installation of BASIX Certificate Requirements
Certificate of Insulation
Certificate of Structural Adequacy for Piers & Slab
Final Identification Survey
Manufacturers Certificate for Glazing (Shower Screens)
Pest Control Certificate
Plumbing & Drainage Certificate
Smoke Detectors Installation Certificate
Stormwater Drainage Diagram
Waterproofing Installation Certificate



Sam Pratt
BP80732

22/9/11
Date of Certificate

Doc ID: 4C4BCCB



RECORD OF MANDATORY INSPECTIONS

P.O. Box 7321
BAULKHAM HILLS NSW 2153
P: 02 9836 5711
F: 02 9836 5722
E: info@localgroup.com.au

Development
Consent Number: DA2010/0203

Construction
Certificate Number: 8000225

Our Reference: 8000225

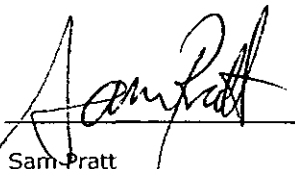
Subject Land: Lot: 3 D.P.: 209757
41A Duke Street
FORESTVILLE NSW 2087

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development. Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations.

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.

SCHEDULE "A"

Date of Inspection	Type of Inspection	Result	Accredited Certifier
19/07/2010	Pier Inspection	Compliance Certificate	Rafeletos Zanutini BPB 0455
22/07/2010	Slab Inspection	Compliance Certificate	Rafeletos Zanutini BPB 0455
2/08/2010	Stormwater Inspection	Satisfactory (Minor issues)	Sam Pratt BPB0732
7/10/2010	Framework Inspection	Satisfactory (Minor issues)	Sam Pratt BPB0732
20/10/2010	Wet Area Inspection	Satisfactory	Sam Pratt BPB0732
22/12/2010	Final (Preliminary) Inspection	Defective	Sam Pratt BPB0732
23/02/2011	Reinspection (Final Preliminary Inspection)	Satisfactory (Minor issues)	Sam Pratt BPB0732
22/09/2011	Final Inspection	Satisfactory	Sam Pratt BPB0732


Sam Pratt
Accredited Certifier
Building Professionals Board
BPB0732

22/9/11
Date



Land & Property
Information

A division of the Department of Finance & Services

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 052 637
Fax (02) 9233 4357
www.lpi.nsw.gov.au

NEZHDEH OHANIAN
41A DUKE ST
FORESTVILLE 2087

Date: 16/9/2011

REGISTRATION NOTICE

THE UNDERMENTIONED DEALING(S) WERE REGISTERED/RECORDED ON 16/9/2011

DEALING NUMBERS: AG503068 RV
AG503069 PC

LODGMNT INVOICE NUMBER: C117361

LODGING PARTY REFERENCE: --

TITLE REFERENCE(S): 3/209757

REGISTRAR GENERAL

COUNCIL COPY





Ibrahim Stormwater Consultants

ABN: 37 116 185 516

Att: Gabrielle Pritchard
Eden Brae Homes
Level 2, Nexus Building, Norwest Business Park
4 Columbia Court
Baulkham Hills NSW 2153

10th of February 2011,

Job Ref: E2317-13011

INTERIM STORMWATER CERTIFICATION

**RE: PROPOSED DEVELOPMENT
AT 41A DUKE STREET
FORESTVILLE
For MR OHANIAN & MRS SARKISIAN**

The site was inspected on the 9th of February 2011, and the external visible pits, and stormwater system requirements have been checked and **partially** comply with the approved details on drawing E2317-13011 Sheets 1 to 2. dated 15-1-10, (subject to the variations/exclusions listed below), and submitted Works - As - Executed Plan prepared by Bradley Edward of Isurvey P/L.

The placing of the pipes, and pits has not been supervised and any charged systems have not been tested, however we are satisfied that the work when completed in accordance with good workmanship, and essential ongoing maintenance will be satisfactory.

This certification is prepared in respect of the D.A. conditions pertaining to the OSD stormwater system only. (All re-use components to be certified by plumber). **RE-INSPECTION REQUIRED TO ISSUE FINAL STORMWATER CERTIFICATION, SUBJECT TO DA CONSENT NOT REQUIRING ACCREDITED CERTIFIER TO DO SO.**

Variations/Exclusions:

- 1 Minor level changes insignificant.
- 2 Cleaning eye to charged system not visible.
- 3 Owner is responsible to ensure external ground levels maintain 150mm clearance to finished floor level of house when landscaping completed.
- 4 OSD Marker plate to be installed.
- 5 Plumber drainage diagram and certification to be provided.
- 6 Driveway and Grated drain to driveway to be constructed.

Yours faithfully,

Per Ibrahim Stormwater Consultants

Mark Ibrahim

B.E. Hons, M.I.E. Aust.,

This is only an interim design certificate and is not a Part 4A certificate, as only a consent authority, the council or an accredited certifier can issue such.

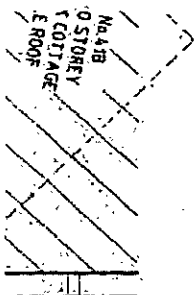
1 GROUND
2 REMAIN
3 ENSURE NO
IN OF FLOWS

DP 1000/10

SPECIAL ORDER TANK
2300DIA. x 1715HIGH

BASIX AND EFFECTIVE 3340
L- OSD/RAINWATER TANK
RAINWATER TANK WITH PUMPS
EN TAPS AND INTERNAL
CONNECTED AS PER
DETAILS. BASIX ASSESSMENT
ER GUIDELINES.
PIT P1 LOCATION SHOWN
LY.

113.66m
quite proofed. All exposed
ointed to withstand external
ETS AND OUTLES AS PER
T. 2.



iSURVEY
your total surveying solution
ABN 54 122 445 636
10/129, THE BOULEVARD, KIRRAWEE NSW 2232
C/- PO Box 558, SUTHERLAND NSW 1492
PH 1300 525 584 FAX (02) 7521 6175 MOB 0447 430 527
Email: mail@isurvey.net.au

WORK-AS-EXECUTED
I HEREBY CERTIFY THAT AMENDMENTS SHOWN ON
THIS PLAN IN RED ARE TRUE AND CORRECT

DATE 03/02/11

BRADLEY EDWARD GLASSON
REGISTERED SURVEYOR ID No. 3171

PROVIDE GUTTER GUARDS
TO ALL GUTTERS

PIPE SCHEDULE		
REFER TO NOTES FOR PIPE CLASS		
TAG	PIPE DIA.	MIN. GRADE
B1	100	CHARGED
B2	100	2%
C1	150	1%
D1	200x100 GAL. PIPE	1%

LEGEND	
R.L. 0.00	NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL)
+00.00	EXISTING LEVEL
S.L. 0.00	SURFACE LEVEL
I.L. 0.00	INVERT LEVEL
T.O.W.	TOP OF WALL LEVEL
G.F.L. 0.00	GARAGE FLOOR LEVEL
F.F.L. 0.00	FINISHED FLOOR LEVEL
A.B.C. etc.	SEE PIPE SCHEDULE
LT	PIPE LABEL
PIT P1	SURFACE INLET PIT
PIT CP1	OVERLAND FLOW PIT
90mm. AG. LINE	
ODP	DOWNPIPE-SIZE
REFER TO NOTES FOR DP SIZE	
GP	GULLY PIT
GP	GARDEN GULLY PIT
O/F	OVERFLOW-200x100
RWH	RAIN WATER HEAD
SP	DP WITH SPREADER
BC	BALCONY GULLY PIT
CE	CLEANING EYE
	GROUND FALL
))))	100' HIGH EARTH MOUNDING

ALL OTHER SURFACE WATERS
TO BE STRICTLY CONNECTED
TO A SEPARATE SYSTEM BY
OWNER IN ACCORDANCE WITH
AS 3500.3.2003 AND BCA
PART 3.1.2.3.

RAINWATER TANKS WITH PUMPS
TO SUPPLY GARDEN TAPS AND
INTERNAL RE-USE AS PER
BASIX ASSESSMENT

STORMWATER LAYOUT NOTES

- PITS UP TO 600 DEEP TO BE 450 x 450 U.N.O., PITS UP TO 900 DEEP TO BE 600 x 600 U.N.O., PITS UP TO 1200 DEEP TO BE 900 x 600 U.N.O., PITS EXCEEDING 1200 DEEP TO BE 900 SQ. U.N.O. PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS AND GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS. U.N.O. ALL PITS TO BE BENCHED TO DISCHARGE PIPES U.N.O. GAL. STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.
- COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 & AS4198.
- DOWNPIPES TO BE 90 DIA. IF CHARGED AND 100 x 50 BOX IF GRAVITY. U.N.O. DP'S SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.4.11 & AS4198. MAX. ROOF AREA PER DOWNPIPE IS 30SQM. WITH A QUAD 115 HI-FRONT GUTTER U.N.O.
- PIPES TO HAVE 1% MIN. GRADE U.N.O. BY PIT INVERTS. PIPES TO BE V.C. CLASS 'X' OR U.P.V.C. CLASS STORMWATER PIPE TO AS1254, 1260, 1273, 1477, 2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GAL. PIPES TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR WEIR 30mm BELOW THEIR CREST.
- PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES
- RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.1.2.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS TO BE IN ACCORDANCE WITH AS3500.3.2.2.7
- ALL VALVES TO BE IN ACCORDANCE WITH AS3500.3.2
- EXPANSION JOINTS SHALL COMPLY WITH AS3500.3.2 TABLE 4.1 PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2.7.2.8-14. EMBEDMENT MATERIAL AND TRENCH FILL TO ALL PIPES & SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2.7. ALL WORKS TO BE IN ACCORDANCE WITH AS1254, 1741, 2032, 2733, 2865, 3996, 1260, 1477, 2179.1 & 2,2566, 6367, 8301, ARR97 & BCA.
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE & ARE APPROVED BY COUNCIL & ARCHITECT BEFORE COMMENCING WORK.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVELS TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN BUILDER & ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY CHANGES OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY- BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- FIRE RATING TO ARCHITECT'S SPECIFICATION.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
- ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL ALL WORKERS CARRY OUT SITE INDUCTION, PREPARED AND CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT NECESSARY PROCEDURES TO ELIMINATE HAZARD. PRIOR TO PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE SHOULD BE SOUGHT IN ALL CASES.
- CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE J BOLTS INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQ'D BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.



THIS DRAWING IS DIAGRAMMATIC ONLY & NOT TO BE SCALED. IT IS NOT A PART OF CERT. REFER TO ARCHITECTS DRAWINGS FOR DIMENSIONS. COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF EDEN BRAE STORMWATER CONSULTANTS AND THE DRAWING SHALL NOT BE REPRODUCED OR COPIED, WHOLE OR IN PART, IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF EDEN BRAE STORMWATER CONSULTANTS

REVISIONS	

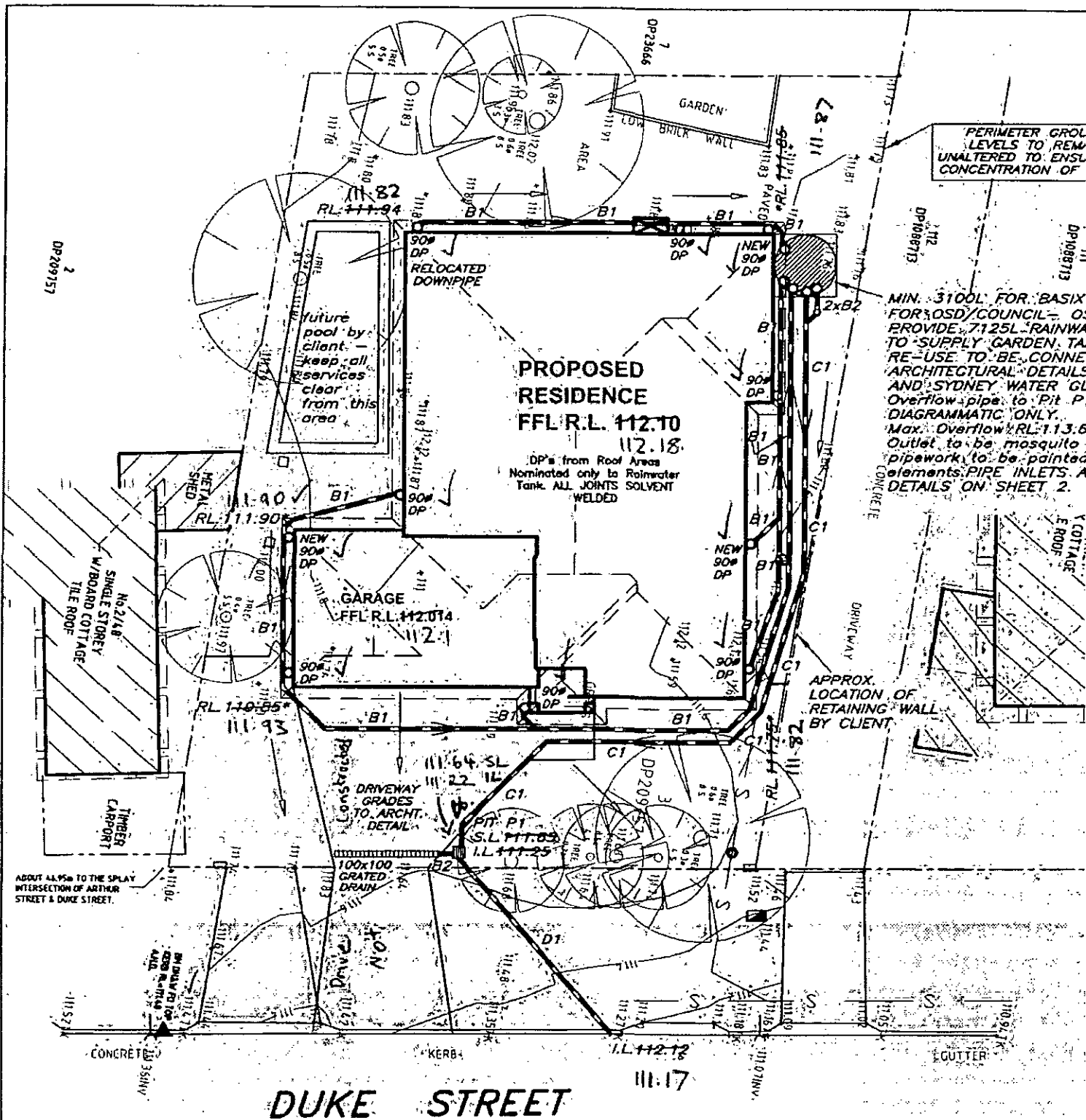
**ATER CONSULTANTS
CIVIL ENGINEERS**

CHERRYBROOK NSW 2128
0 5515 FAX: (02) 9980 6114
stormwater.net.au

PROJECT
**PROPOSED RESIDENCE
AT 41A DUKE STREET
FORESTVILLE**
FOR MR OHANIAN & MRS SARKISIAN

THIS DRAWING
**STORMWATER
LAYOUT SH.1**
BUILDER
EDEN BRAE HOMES

JOB NUMBER
E2317-13011
SHEET No. REVISION
1 of 2



GROUND FLOOR LAYOUT

REFER TO SHEET 2 FOR RAINWATER TANK DETAILS.
LEAF GUTTER GUARDS OR SIMILAR SCREENING
RECOMMENDED TO ALL GUTTERS.

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	15-1-10

SCALE (A3) 1:200, 100 u.n.a.
SCALE BAR - 1m INTERVALS
DATE JAN 2010
DRAWN M.I.
DESIGNED M.I.
APPROVED



IBRAHIM STORMWATER CONSULTING CIVIL
P.O. BOX 400, CHERRYBROOK
TELEPHONE: (02) 9980 5515
www.stormwater.com.au

Twin 90/100Dia. Overflow pipes to Pit P1. Outlets to be mosquito proofed. All exposed pipework to be painted to withstand external elements. (Location shown generic only)

Mosquito proof strainer or cover

Leaf Gutter Guard or Downpipe Guard recommended.

Max. Overflow
RL. 113.66m
113-63

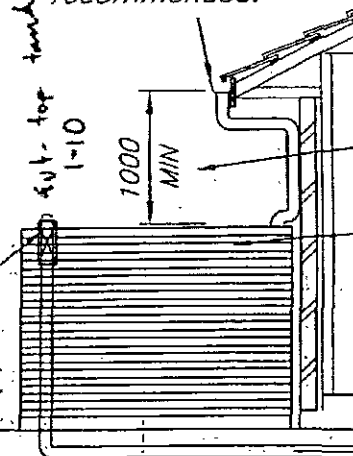
ORIFICE
IL. 112.69
112-70

IL 111.65

SPECIAL ORDER TANK
2300DIA. x 1715HIGH

PAD RL. 112.02

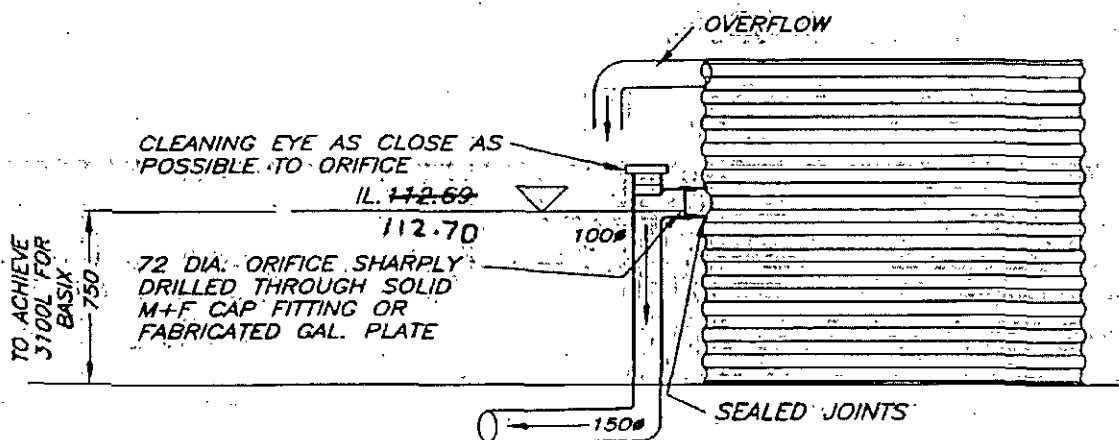
3100L FOR BASIX +
EFFECTIVE 3340L OSD.
USE 7125L Rainwater
tank/s, to manufacturer's
and Sydney Water's
specifications.



Internal submersible external pumps to supply garden taps & internal re-use per Basix assessment. Location as per architecturals.

RAINWATER TANK

TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY. ANY MODIFICATIONS TO TANK & ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. TANK SHAPE, & DEVICES SHOWN ARE REQUIRES LARGER SETBACK) TO SIDE BOUNDARIES, MUST BE MAINTAINED. CLIENT IS RESPONSIBLE Charged stormwater lines from Roof Areas ONLY to rainwater tank. All joints to be solvent welded. All exposed pipework to be painted to withstand external elements. First flush water diverter at tank to comply with Sydney Water and council DCP's. An approved Pumps to manuf. specs. Rain Tank to be installed and maintained to manufacturers specifications and to comply with Client to be responsible for maintenance system of charged pipelines. Debris accumulation essential. Structural details for tank base by manufacturer or others.



OSD OUTLET DETAIL

CALCULATIONS

Total Site
Design Flow
Area to be
Pre-Implementation
Post-Implementation
Percent
Percent
Pre Development
5yr ARI
100yr ARI
Post Development
5yr ARI
100yr ARI
Orifice Length
Volume
50% volume

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	15-1-10

SCALE (A3) 1:200, 100 u.n.s.
SCALE BAR - 1m INTERVALS
DATE: JAN 2010
DRAWN: M.J.
DESIGNED: M.J.
APPROVED:



IBRAHIM STORMWATER CONSULTING
P.O. BOX 400 C3
TELEPHONE: (02) 9980
www.stor



ABN 54 122 605 636

**SURVEYING & DEVELOPMENT
CONSULTANTS**

Unit 16/429 The Boulevard, KIRRAWEE NSW 2232
Telephone: (02) 9545 7447 Facsimile: (02) 9521 6315
Email Address: mail@isurvey.net.au

21 July 2010

Our Ref: **1580**

Your Ref: 0013011 OHANIAN/SARKISIAN

Eden Brae Homes Pty Ltd
PO Box 7210
BAULKHAM HILLS BUSINESS PARK NSW 2153

Attention: Ms Chloe Loveridge

Land at Forestville
Local Government Area Warringah
Parish of Manly Cove
County of Cumberland
with a frontage to Duke Street
being Lot 3 in Deposited Plan 209757
and being the whole of the land contained in
Certificate of Title Folio Identifier 3/209757 dated 30/06/09 at 1:00pm

Survey

In accordance with your instructions, we have undertaken a survey to determine the location in respect to the boundaries and the height in relation to the bench mark found adjacent to the site of the timber formwork for identification and/or building purposes.

Environmental Planning and Assessment Act

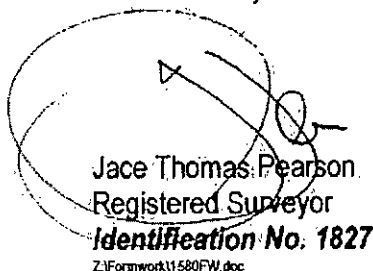
Offsets from the timber formwork to the boundaries are as shown upon the sketch.

Encumbrances

Upon examination of the aforementioned Certificate of Title, I find that the property is affected by the following easements, covenants and restriction(s):

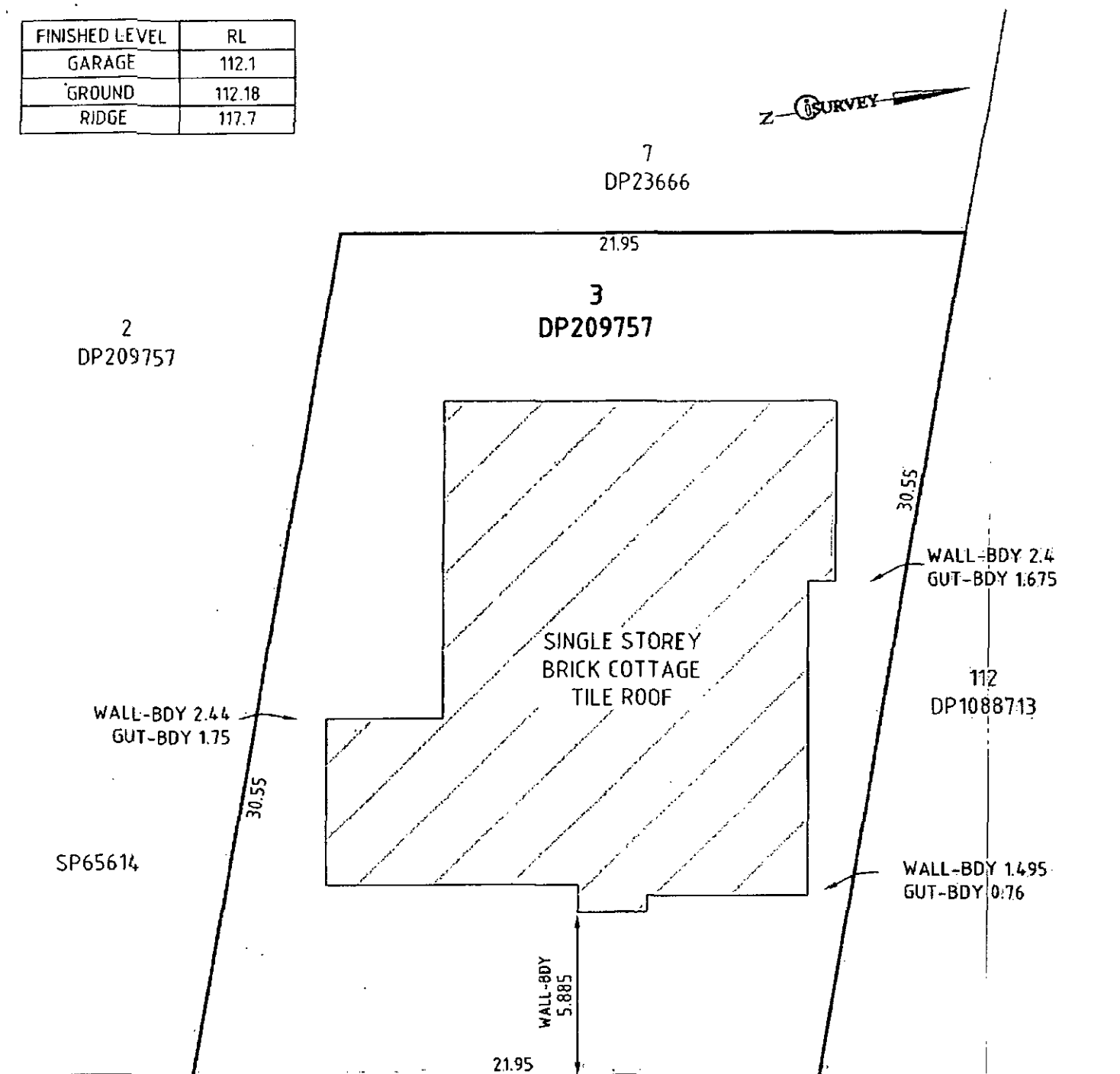
-NIL-

Yours faithfully



Jace Thomas Pearson
Registered Surveyor
Identification No. 1827
Z:\Formwork\11580FW.doc

FINISHED LEVEL	RL
GARAGE	112.1
GROUND	112.18
RIDGE	117.7



iSURVEY
your total surveying solution

ABN 54 122 605 636
16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
c/o PO Box 559, SUTHERLAND NSW 1499
PH (02) 9521 8088 FAX (02) 9521 6315 MOB 0418 477 341
Email: mail@isurvey.net.au

PLAN SHOWING THE POSITION & HEIGHTS OF THE
EXISTING COTTAGE IN RELATION TO THE BOUNDARIES &
ADJACENT BENCH MARK OVER LOT 3 IN DP209757
KNOWN AS No.41A DUKE STREET, FORESTVILLE

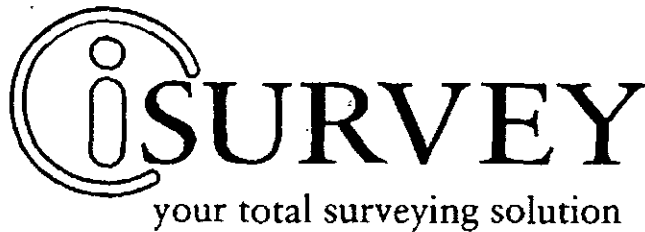
JOB NO: 1580

SCALE 1 : 200

DATE OF SURVEY: 13.10.10

YOUR REF: 0013011 OHANIAN & SARKISIAN

JACÉ THOMAS PEARSON
REGISTERED SURVEYOR



ABN 54 122 605 636

**SURVEYING & DEVELOPMENT
CONSULTANTS**

Unit 16/429 The Boulevard, KIRRAWEE NSW 2232
Telephone: (02) 9521-8088 Facsimile: (02) 9521-6315
Email Address: mail@isurvey.net.au

13 October 2010

Our Ref: 1580
Your Ref: 0013011 OHANIAN & SARKISIAN

Eden Brae Homes Pty Ltd
PO Box 7210
BAULKHAM HILLS BUSINESS PARK NSW 2153

Attention: Ms Chloe Loveridge

Land at Forestville
Local Government Area Warringah
Parish of Manly Cove
County of Cumberland
with frontage to Duke Street
being Lot 3 in Deposited Plan 209757
and being the whole of the land contained in
Certificate of Title Folio Identifier 3/209757 dated 30/06/09 at 1:00pm

Survey

In accordance with your instructions to provide a survey for the purpose of supporting a Building Certificate (Section 149A Environment Planning & Assessment Act) Application, we have attended the site and have located the position of a single storey brick cottage roofed with tiles as shown on the attached sketch. In addition we have determined the heights of the finish floors and ridge in relation to the bench mark found adjacent to the site as shown on the attached sketch.

Environmental Planning and Assessment Act

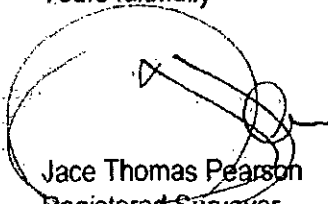
Offsets from the walls and overhangs to the boundaries are as shown upon the attached sketch.

Encumbrances

Upon examination of the aforementioned Certificate of Title, I find that the property is affected by the following easements, covenants and restriction(s):

-NIL-

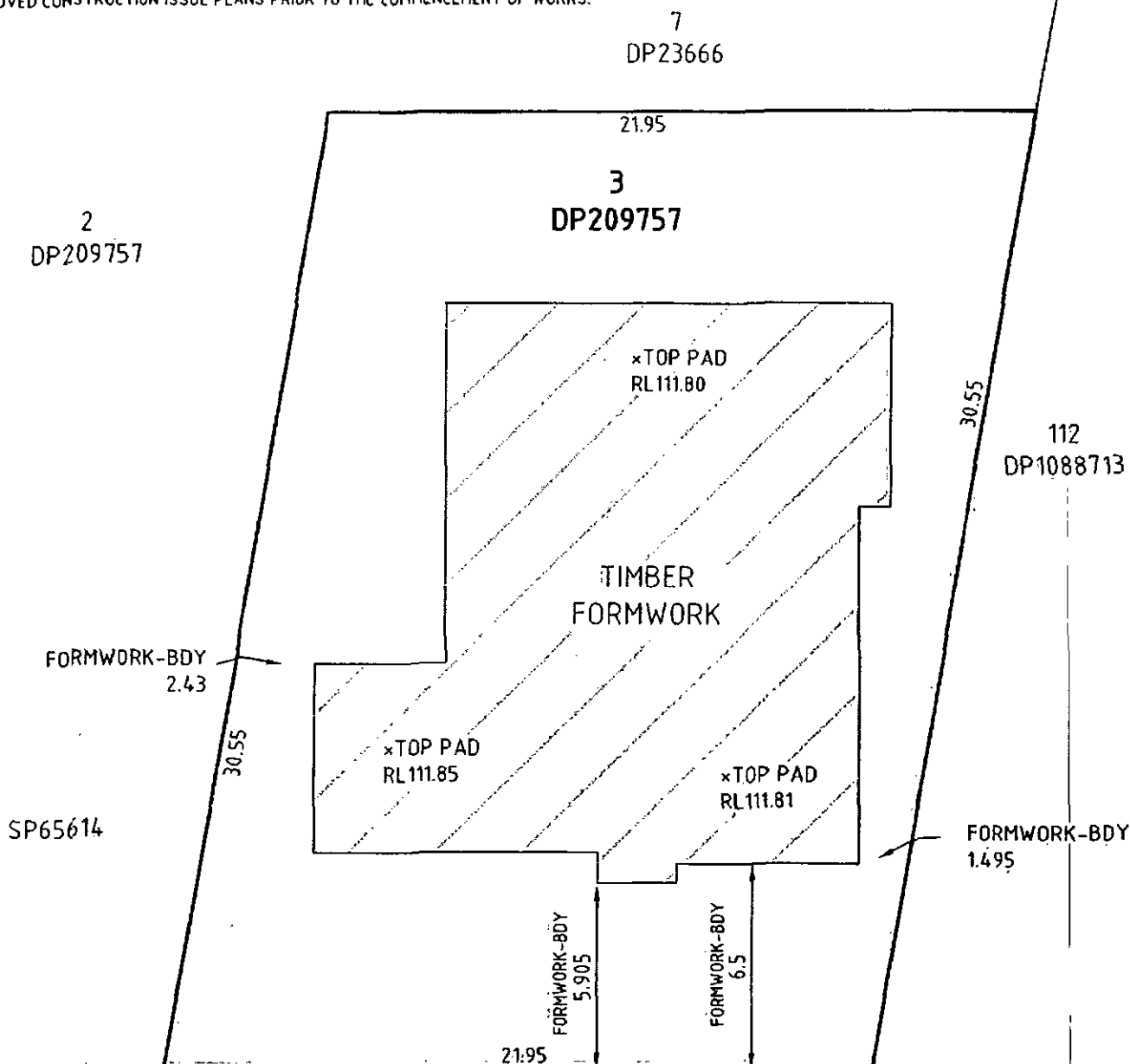
Yours faithfully



Jace Thomas Pearson
Registered Surveyor
Identification No. 1827
Z:\Formwork\1580FN_EB.doc

PLEASE NOTE:
 THE PROPOSED COTTAGE LOCATION IN RELATION TO THE BOUNDARIES HAS BEEN
 BASED ON ARCHITECTURAL DRAWING SUPPLIED BY EDEN BRAE HOMES PTY LTD
 JOB No: A14503, AMENDMENT: ISSUE 6, DATED: 11.12.09
 ALL CLEARANCES AND BUILDING DIMENSIONS SHOWN ARE TO BE CHECKED AGAINST
 APPROVED CONSTRUCTION ISSUE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

z - iSURVEY



BM CUT-IN
 TOP KERB Δ
 RL=111.48 AHD

DUKE

STREET

iSURVEY
 your total surveying solution

ABN 54 122 605 636
 16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
 c/o - PO Box 559, SUTHERLAND NSW 1499
 PH (02) 9545 7447 FAX (02) 9521 6315 MOB 0418 477 341
 Email: mail@isurvey.net.au

PLAN SHOWING THE POSITION & HEIGHT OF THE TIMBER
 FORMWORK FOR THE PROPOSED COTTAGE
 OVER LOT 3 IN DP209757

KNOWN AS No.41A DUKE STREET, FORESTVILLE

JOB NO: 1580

SCALE 1:200

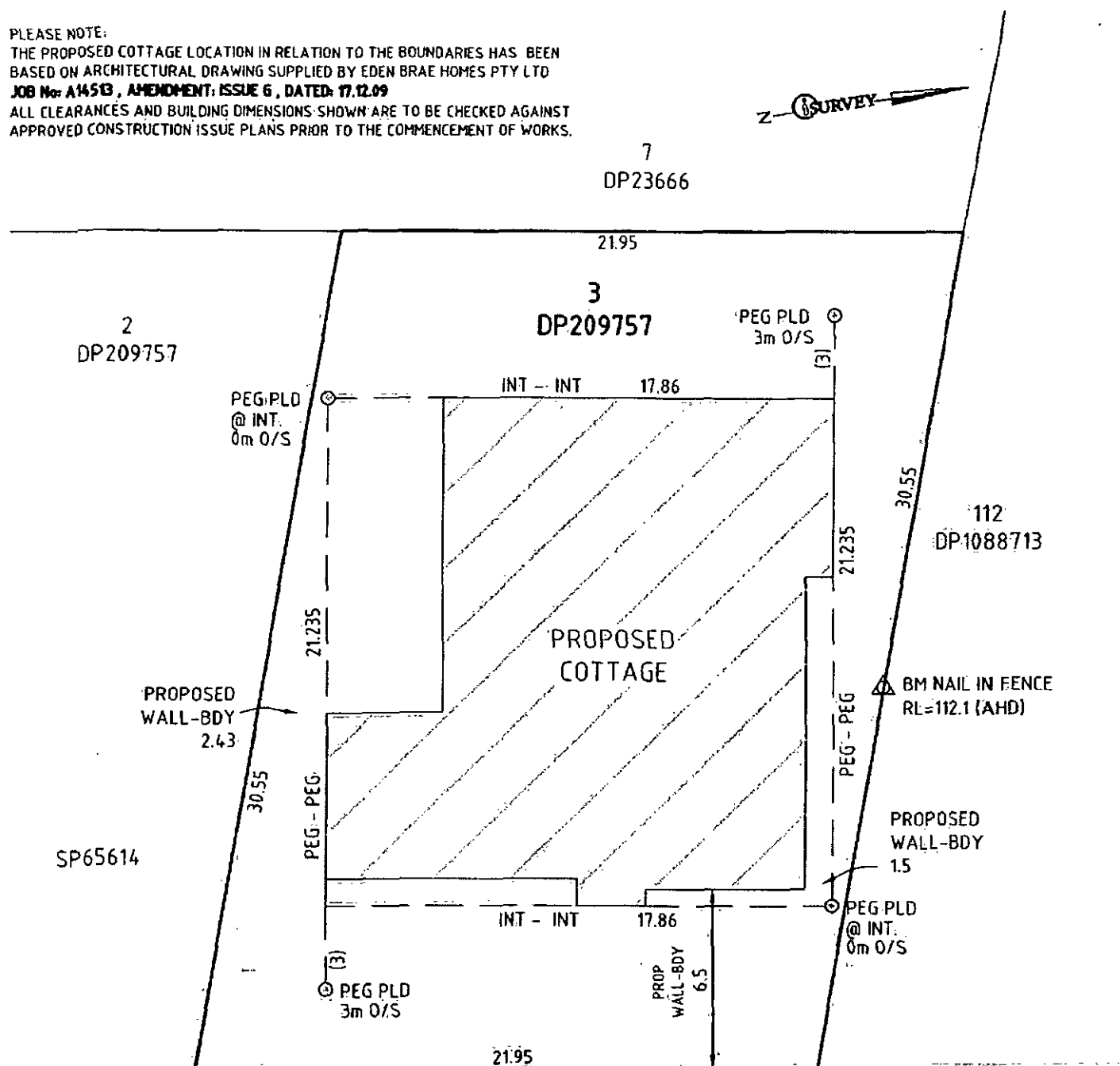
DATE OF SURVEY: 21.07.10

YOUR REF: 0013011 OHANIAN & SARKISIAN

JACE THOMAS PEARSON
 REGISTERED SURVEYOR

PLEASE NOTE:

THE PROPOSED COTTAGE LOCATION IN RELATION TO THE BOUNDARIES HAS BEEN BASED ON ARCHITECTURAL DRAWING SUPPLIED BY EDEN BRAE HOMES PTY LTD
JOB No: A14513, AMENDMENT: ISSUE 6, DATED: 17.12.09
 ALL CLEARANCES AND BUILDING DIMENSIONS SHOWN ARE TO BE CHECKED AGAINST APPROVED CONSTRUCTION ISSUE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.



BM CUT IN
 TOP KERB Δ
 RL=111.48 AHD

DUKE

STREET

iSURVEY
 your total surveying solution

ABN 54 122 605 636
 16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
 c/o - PO Box 559, SUTHERLAND NSW 1499
 PH (02) 9545 7447 FAX (02) 9521 6315 MOB 0418 477 341
 Email: mail@isurvey.net.au

PLAN SHOWING THE MARKS PLACED TO DEFINE THE
 POSITION OF THE PROPOSED COTTAGE
 OVER LOT 3 IN DP209757

KNOWN AS No.41A DUKE STREET, FORESTVILLE

JOB NO: 1580

SCALE 1: 200

DATE OF SURVEY: 28.06.10

YOUR REF: OHANIAN & SARKISIAN 0013011

JACE THOMAS PEARSON
 REGISTERED SURVEYOR



WATERPROOFING INSTALLATION CERTIFICATE

LICENCE NO'S: NSW (121176C, 30832S) QLD (728764, 728921) SA (199721, 200038)

DATE OF ISSUE

22 October 2010

CERTIFICATE NUMBER

25293

ADDRESS

Lot 3 (41A) Duke Street
FORESTVILLE NSW 2087

BUILDER

Eden Brae Homes

*This certificate is to acknowledge the installation of Waterproofing Systems in the above named property. The areas of coverage and the waterproofing methods & products used in the **wet areas** of the property are in accordance with the Australian Standard 3740 (AS 3740).*

*The areas of coverage and the waterproofing methods & products used in **non wet areas** of the property (e.g. balconies) are in accordance with the Building Code.*

Multiskill uses CSIRO approved and AS/NZ 4858 compliant products including Novaglass Polibit Bituminous Membrane and Sealex LF25 Acrylic Liquid Membrane.

Frank Fryer
Chairman (Licence Holder)

Darren Fryer
Managing Director

Multiskill Pty Ltd • PH: 1300 MSKILL (1300 675 455) • FAX: 1300 675 466 • EMAIL: info@multiskill.com.au
PO Box 1493, Mudgeeraba QLD 4213 • Unit 9 / 30 Mudgeeraba Rd, Mudgeeraba QLD 4213 • ABN 98 072 224 283
Note: This document does not serve as a warranty for the installation. Please refer to the Warranty Certificate for warranty details.



WARRANTY CERTIFICATE

This certifies that the waterproofing system installed by Multiskill Pty Ltd at the address stated below is guaranteed for a period of ten (10) years from the date of handover, subject to the terms & conditions set out on the reverse side of this certificate.

DATE OF ISSUE

22 October 2010

ADDRESS

Lot 3 (41A) Duke Street
FORESTVILLE NSW 2087

Frank Fryer
Chairman (Licence Holder)

Darren Fryer
Managing Director



#219530



#728764



#13869

PH: 1300 MSKILL (1300 675 455) • FAX: 1300 675 466
EMAIL: info@multiskill.com.au • PO Box 1493, Mudgeeraba QLD 4213
Unit 9 / 30 Mudgeeraba Rd, Mudgeeraba QLD 4213 • ABN 98 072 224 283



MULTISKILL PTY LTD WARRANTY - TERMS & CONDITIONS

This warranty is subject to all of the terms & conditions listed below. The provisions of this warranty shall be interpreted and governed pursuant to the laws of Australia and the State in which the installation was carried out. This warranty is valid only in Australia.

1. Definitions

For the purposes of this warranty:

- The "Property" means the building at the address identified on this certificate.
- The "Owner" means the registered legal owner(s) or authorised representative of the owner(s) of the Property, such as the Builder contracted to construct the Property.
- The "Intended Purpose" means the requirements of a residential waterproofing system, as defined by the AS 3740 - 2004: *Waterproofing of wet areas within residential buildings*.

2. Scope of the Warranty

This certificate warrants to the Owner of the Property that the waterproofing system installed by Multiskill Pty Ltd in the wet areas of the Property is free from defects in materials or workmanship and will perform the Intended Purpose, when subject to normal use, for a period of ten (10) years from the date of handover.

Multiskill Pty Ltd's obligation under this warranty shall be to:

- a) Repair and / or replace, at their discretion, any defective material and / or defective workmanship at no cost to the Owner; and / or
- b) Reimburse the Owner for any expense(s) incurred by the Owner for the rectification of:
 - i. Damage to the building structure caused by defective material and / or workmanship of the waterproofing system;
 - ii. Modifications carried out by Multiskill Pty Ltd during the repair and / or replacement of the defective waterproofing system, such as the removal of tiles.

Under the terms of this warranty, Multiskill Pty Ltd shall not accept liability for any incidental, consequential or punitive damages arising from the use, loss of use or failure of a

Multiskill Pty Ltd waterproofing system, including but not limited to:

- a) Lost income, profits, property value or sales;
- b) Injury or damage to person or property;
- c) Structural or other damage not directly related to the defective waterproofing system;
- d) Any other incidental, consequential or punitive damage or loss.

In any case where a repair and / or replacement of any or all of the defective waterproofing system has been carried out by an authorised and approved Multiskill agent, the original warranty issued at the time of installation shall continue to apply for the remainder of the warranty term and no additional, replacement or extended warranty shall apply or be issued.

The warranty herein is expressly in lieu of any and all other warranties, expressed or implied. Any expressed or implied warranty of merchantability or fitness for a particular purpose is excluded from this transaction and shall not apply.

3. Warranty Exclusions and Limitations

The warranty herein does not apply, and Multiskill Pty Ltd makes no warranties, express or implied, with respect to:

- a) The waterproofing system installed in any Property which after installation has been repaired or altered by anyone other than has been authorised and approved by Multiskill Pty Ltd, unless, in Multiskill Pty Ltd's sole and reasonable opinion, such modifications are in no way responsible for the condition complained of.
- b) Damage or malfunction caused by flooding (natural or otherwise) or severe weather conditions including but not limited to cyclone, hurricane, tornado, severe thunderstorm, lightning strike, or any other natural weather events causing the waterproofing system to endure conditions outside the scope of normal use.
- c) The waterproofing system installed in any Property which is determined to have been pierced, torn or otherwise damaged after installation causing failure of the waterproofing system that is not a result of defective materials or workmanship.
- d) The waterproofing system installed in any Property in which any surrounding materials, including but not limited to tiles, tiling systems, bath, bath-frame, floor wastes, fittings etc are removed, damaged or otherwise altered

unless, in Multiskill Pty Ltd's sole and reasonable opinion, such modifications are in no way responsible for the condition complained of.

- e) The waterproofing system installed in any Property which has been used for any purpose other than that which is considered by Multiskill Pty Ltd to be reasonable use.
- f) Any defects or faults reported to Multiskill Pty Ltd later than sixty (60) days after the Owner becomes aware of any alleged waterproofing defect or failure.
- g) The waterproofing system installed in any Property which has not been built according to the specifications supplied to Multiskill Pty Ltd and / or does not meet State and National building requirements and / or has not been constructed by a licenced and qualified builder.
- h) Any waterproofing system where the cause of the defect or failure is deemed to be the result of anything other than a defect in materials or workmanship, as reasonably determined by an assessment conducted by an approved Multiskill Pty Ltd agent.

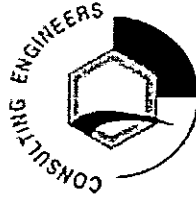
4. Making a Claim

To make a claim under the terms of this warranty the Owner shall:

- a) Notify Multiskill Pty Ltd of the alleged defect no later than sixty (60) days after the Owner becomes aware of any alleged waterproofing defect or failure.
- b) Present in conjunction with the claim a copy of the Multiskill Pty Ltd Water Proofing Installation Certificate and Warranty Certificate.
- c) Make themselves available within a reasonable time frame and allow Multiskill Pty Ltd or an approved third party the opportunity to inspect and assess the alleged defect before commencing any repairs or alterations to the alleged defective area.
- d) Where the defect is determined to be covered under the terms of this warranty, make themselves available within a reasonable time frame and allow Multiskill Pty Ltd or an approved third party access to the Property to repair and / or replace the defective waterproofing.

Where a defect or failure is determined not to be covered by this warranty, the Owner will be provided with a quote by Multiskill to perform rectification works and it is at the Owner's discretion to accept or decline this quote.

RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2, 103 Vanessa St.
Kingsgrove NSW 2208

Telephone : (02) 9554 9311
Facsimile : (02) 9554 9764

DATE Monday, 19 July 2010
OUR REFERENCE 32615EB
YOUR REFERENCE OHANIAN/SARKISIAN
JOB LOCATION LOT 3 NO. 41A DUKE STREET FORESTVILLE

STRUCTURAL CERTIFICATE

This is to certify that an inspection of the pier holes was undertaken at the above mentioned site prior to the placement of any concrete.

The piers have generally been placed in accordance with the current engineers details.

Yours Faithfully

David Zanuttini
B.E. M.I.E. Aust C.P.Eng
NPER3 Structural and Civil

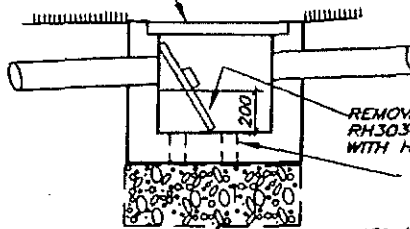
INLET LEVEL OF CHARGED LINES TO BE A MINIMUM OF 1000mm BELOW ALL CONNECTED GUTTERS.

First flush water diverter at tank as req'd by L.G.A.

I.O. - Cleaning eye to all downpipes and charged overflow pipes for maintenance of charged system in either way shown.

Charged pipes shown

450 x 450 PIT WITH HINGED GRATED LID



REMOVABLE MAXIMESH RH3030 MESH SCREEN, WITH HANDLES

4x90 DIA. WEEPHOLES IN BASE OF PIT TO DRAIN PIT

450x450x2000 GRAVEL WRAPPED IN GEOTEXTILE FABRIC

SILT ARRESTOR PIT - P1

THIS IS AN
**ON-SITE STORMWATER
DETENTION SYSTEM**
REQUIRED BY YOUR LOCAL COUNCIL

IT IS AN OFFENSE TO REDUCE THE VOLUME OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER.

THIS PLATE MUST NOT BE REMOVED

Signage to be provided adjacent tanks Size: 110 mm x 80mm

TIME OR INLET AND OUTLET LEVELS MUST BE APPROVED BY DIAGRAMMATIC ONLY. MINIMUM OF 450 CLEARANCE (UNLESS L.G.A. TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE.

nts.
switch system similar to 'Rainbank' to be used via mains.

all Sydney Water Guidelines.
nificantly affects systems performance: Maintenance program

ATIONS NOTES

Area Assessed	661 sqm
100	115ax/Drains
outed through OSD	289 sqm
ous Area	355 sqm
ious Area	372 sqm
of Impervious Area Routed Through OSD	77.7 %
of Impervious Area Bypassing OSD	22.3 %
oment PSD's	
harge	17 L/s
ischarge	35 L/s
oment Discharge	
harge	17 L/s
ischarge	31 L/s
eter	72 mm
orage required	6.44 cu.m
of storage rebated for Raintank	3.100 cu.m

BUILDER/CLIENT TO ENSURE THAT ALL SAFETY MEASURES ARE TAKEN DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, SAFETY FENCING, SIGNAGE, OBTAINING STRUCTURAL AND GEOTECHNICAL ADVICE WHERE EXCAVATIONS ARE NEAR STRUCTURES OR SERVICES, SAFETY MEASURES RECOMMENDED BY PRODUCT SUPPLIERS ETC.

iSURVEY
your total surveying solution
ABN 54 122 695 636
M/429, THE BOULEVARDE, KIRRAWEE NSW 2232
c/o - PO Box 559, SUTHERLAND NSW 1499
PH 1300 525 544 FAX 1821 9521 6315 MOB 0447 436 527
Email: mail@isurvey.net.au

WORK-AS-EXECUTED
I HEREBY CERTIFY THAT AMENDMENTS SHOWN ON THIS PLAN IN RED ARE TRUE AND CORRECT

DATE 05/02/11
BRADLEY EDWARD GLASSON
REGISTERED SURVEYOR ID No. 8191

THIS DRAWING IS DIAGRAMMATIC ONLY & NOT TO BE SCALED. IT IS NOT A PART 44 CERT. REFER TO ARCHITECT'S DRAWING FOR DIMENSIONS. COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF iSURVEY. STORMWATER CONSULTANTS AND THE DRAWING SHALL NOT BE REPRODUCED OR COPIED, WHOLE OR IN PART, IN ANY FORM, WITHOUT THE PRIOR WRITTEN APPROVAL OF iSURVEY STORMWATER CONSULTANTS

REVISIONS

R CONSULTANTS
IL ENGINEERS

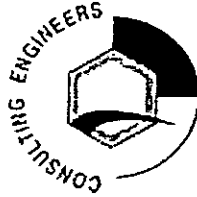
BROOK NSW 2126
FAX: (02) 9980 6114
r.net.au

PROJECT
**PROPOSED RESIDENCE
AT 41A DUKE STREET
FORESTVILLE
FOR MR OHANIAN & MRS SARKISIAN**

THIS DRAWING
**STORMWATER
DETAILS SH.1**
BUILDER
EDEN BRAE HOMES

JOB NUMBER
E2317-13011
SHEET No. **2 of 2**
REVISION

RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2, 103 Vanessa St.
Kingsgrove NSW 2208

Telephone : (02) 9554 9311
Facsimile : (02) 9554 9764

DATE Thursday, 22 July 2010
OUR REFERENCE 32615EB
YOUR REFERENCE OHANIAN/SARKISIAN
JOB LOCATION LOT 3 NO. 41A DUKE STREET FORESTVILLE

STRUCTURAL CERTIFICATE

This is to certify that an inspection of the slab reinforcement was undertaken at the above mentioned site prior to the placement of any concrete.

The slab has been constructed and the reinforcement placed generally in accordance with the current engineers details.

Yours Faithfully

David Zanuttini
B.E. M.I.E. Aust C.P.Eng
NPER3 Structural and Civil



"It's where you want to be"

eden broe homes pty limited

ABN 42 083 807 489

2/38 Brookhollow Avenue, Norwest Business Park,
Baulkham Hills NSW 2153
PO Box 7210, Baulkham Hills Business Park NSW 2153
Phone: 02 9680 6900 Fax: 02 9680 6999

Works Compliance

Client O'HANIAN & SARKISIAN Job Number 0013011
Property (Lot) 3 Street 41A Durestreet FORESTVILLE NSW 2087

I, Robert Webb, Licence Number: 92614C of 106 Coburg Road located at Wilberforce NSW 2756,
do hereby certify that the following works have been installed to comply with Council requirements, Australian
Standards and in accordance with the DA consent, relevant Basix Assessment Cert No. 286074S
tender and purchase orders for the above-mentioned development (please tick which items are relevant):

Rainwater Tank Installation (please list capacity) 3000 Litres ☒

Rainwater Tank Runoff (please list) 135 m2 ☒

Rainwater Tank Connections (please tick) ☒

WC ☒

Washing Machine ☒

Outdoor Tap ☒

'3AAA' rated fixtures throughout (taps, shower heads, dual flush WC's) ☒

Hot Water System Installation (please specify type) Gas instantaneous ☒

Active Heating / Cooling Systems (please specify) ☒

EER ☒

Size ☒

Mode ☒

Appliances (please specify) ☒

Cooktop ☒

Oven ☒

Range hood ☒

Comments

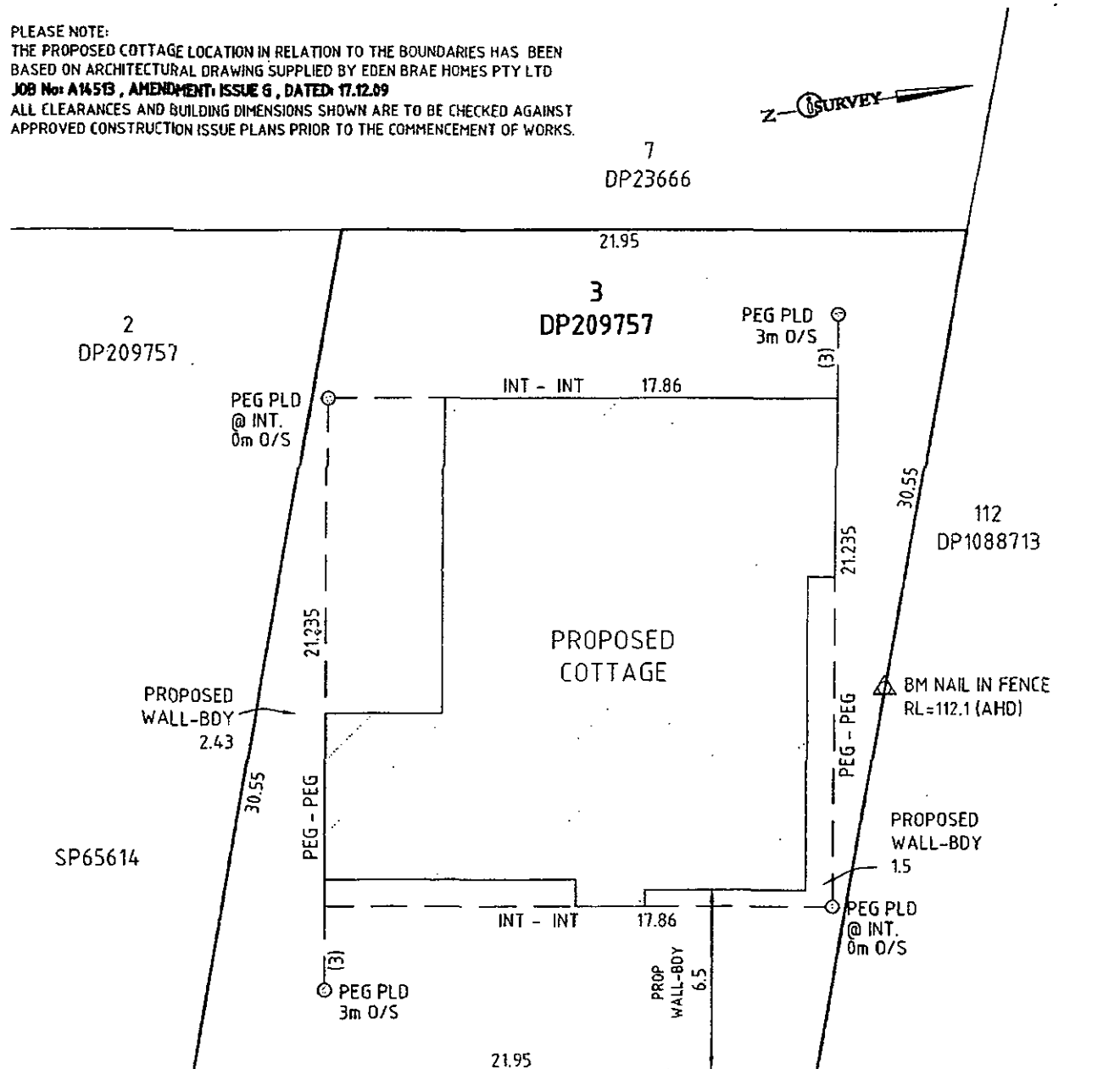
Signature [Signature] Date _____

Date works completed on site _____

Contact Number 0415 261 660

PLEASE NOTE:

THE PROPOSED COTTAGE LOCATION IN RELATION TO THE BOUNDARIES HAS BEEN BASED ON ARCHITECTURAL DRAWING SUPPLIED BY EDEN BRAE HOMES PTY LTD
JOB No: A14513, AMENDMENT ISSUE 6, DATED 17.12.09
 ALL CLEARANCES AND BUILDING DIMENSIONS SHOWN ARE TO BE CHECKED AGAINST APPROVED CONSTRUCTION ISSUE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.



BM CUT IN
 TOP KERB Δ
 RL=111.48 AHD

DUKE STREET

iSURVEY
 your total surveying solution

ABN 54 122 605 636
 16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
 c/o - PO Box 559, SUTHERLAND NSW 1499
 PH (02) 9545 7447 FAX (02) 9521 6315 MOB 0418 477 341
 Email: mail@isurvey.net.au

PLAN SHOWING THE MARKS PLACED TO DEFINE THE
 POSITION OF THE PROPOSED COTTAGE
 OVER LOT 3 IN DP209757

KNOWN AS No.41A DUKE STREET, FORESTVILLE

SCALE 1 : 200

JOB NO: 1580

DATE OF SURVEY: 28.06.10

YOUR REF: OHANIAN & SARKISIAN 0013011

JACE THOMAS PEARSON
 REGISTERED SURVEYOR



Bradford Home Insulation LIFETIME WARRANTY*

This is to certify that Bradford™ Insulation product has been installed at:

Address LOT 3 (41A) DUKE STREET FORESTVILLE ("the Premises")

Date of Installation: Ceiling/Roof 11.12.10

Walls 12.10.10

Floor

Product Installed:	Material R-Value		
	Ceiling/Roof	Wall	Floor
Bradford Gold Insulation	R3.5	R2.0	
Bradford Gold HP Insulation			
Bradford SoundScreen™			
Bradford Optimo™ Sub-Floor Insulation			
Bradford EnviroSeal™** [Yes/No]			

CSR Building Products Limited ACN 008631356 ("Bradford") warrants that Bradford™ Gold, Bradford™ Gold HP, Bradford SoundScreen™ and Bradford Optimo™ Sub-Floor Insulation installed at the Premises will meet the following standards for the life of your home* provided they are not disturbed after installation:

1. Achieve optimum fire resistance performance of four zeros when tested in accordance with Australian Standard 1530 part 3 of 1999
2. Be electrically non-conductive, allergy free, will not pack down, rot, support mould or deteriorate.
3. Achieve the stated thermal resistances (R-Values) in accordance with AS/NZS4859.1.

**Bradford EnviroSeal™ is warranted by Bradford for 10 years from the date of installation.

Other than as set out above, the Lifetime Warranty is in substitution for and to the exclusion of all other rights and remedies (if any) including liability for personal injury, property damage, loss of profits, savings or opportunity or special or consequential loss, however caused or arising.

Certain legislation, including the Trade Practices Act 1974 (Cth), may imply warranties or conditions or impose obligations upon Bradford that cannot be excluded, restricted or modified or cannot be excluded, restricted or modified except to a limited extent. This warranty must be read subject to those statutory provisions.

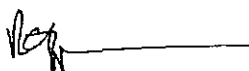
If these statutory provisions apply, to the extent to which Bradford is able to do so, its liability under those provisions will be limited, at its option, to:

- (a) the replacement of the goods, resupply of the services, or supply of equivalent goods or services;
- (b) the payment of the cost of replacing the goods or supplying the services again, or acquiring equivalent good or services;
- (c) the repair of the goods; or
- (d) the payment of the cost of having the goods repaired.

HEALTH and SAFETY INFORMATION

Information on health risks and safe handling of our products is displayed on the packaging and/ or the documentation accompanying them. Additional information is listed in product Material Safety Data Sheets available from your regional Bradford Insulation office or on our website www.bradfordinsulation.com.au.

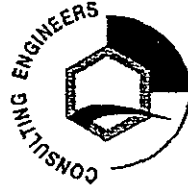
*The life of the home is taken by Bradford to be 70 years from the date of product installation, for the purpose of this warranty



Ray Thompson
Group Marketing Manager
Bradford Insulation Group
CSR Building Products Limited
ABN 55 008 631 356



RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2, 103 Vanessa St.
Kingsgrove NSW 2208

Telephone : (02) 9554 9311

Facsimile : (02) 9554 9764

DATE Thursday, 22 July 2010
OUR REFERENCE 32615EB
YOUR REFERENCE OHANIAN/SARKISIAN
JOB LOCATION LOT 3 NO. 41A DUKE STREET FORESTVILLE

STRUCTURAL CERTIFICATE

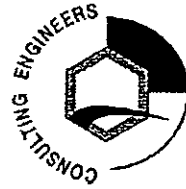
This is to certify that an inspection of the slab reinforcement was undertaken at the above mentioned site prior to the placement of any concrete.

The slab has been constructed and the reinforcement placed generally in accordance with the current engineers details.

Yours Faithfully

David Zanuttini
B.E. M.I.E. Aust C.P.Eng
NPER3 Structural and Civil

RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2, 103 Vanessa St.
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Telephone : (02) 9554 9311
Facsimile : (02) 9554 9764

DATE Monday, 19 July 2010
OUR REFERENCE 32615EB
YOUR REFERENCE OHANIAN/SARKISIAN
JOB LOCATION LOT 3 NO. 41A DUKE STREET FORESTVILLE

STRUCTURAL CERTIFICATE

This is to certify that an inspection of the pier holes was undertaken at the above mentioned site prior to the placement of any concrete.

The piers have generally been placed in accordance with the current engineers details.

Yours Faithfully

David Zanuttini
B.E. M.I.E. Aust C.P.Eng
NPER3 Structural and Civil

OHANIAN

BEASLEY, WILSON & CO PTY LTD
A.B.N. 75 079 083 275

TRADING AS

QUIKLEC ELECTRICAL SERVICES

PO BOX 3377
Tuggerah NSW 2259

Ph: (02) 43 889 266
Fx: (02) 43 889 233

SMOKE ALARM CERTIFICATE

TO: Eden Brae Homes

RE: Lot 3, 41A Duke Street, Forestville

This is to certify that the smoke detectors that have been installed at the above address have been done in compliance with the Australian Standard AS3786-1993. (Incorporating Amendment no's 1, 2, 3 & 4) They are assessed for compliance with sections 2 & 4 and tested in accordance with table 5.1, and satisfy the performance requirements of section 3.

The smoke detectors are on a self-contained type and comply with 3.72 of the BCA.

Type of System: New

Product/Model number: PDL- SD100

Number of Smoke Detectors: 2

All detectors have been installed in the locations as marked in the council approved plans.

Date of installation and testing: 06.12.10

Tested by: Scott Wilson

Yours Faithfully


Quiklec Electrical Services

29 DEC 2010

Compliance Certificate

Stegbar Pty Ltd certifies that the showerscreen, mirror, glass splashback or glass wardrobe door supplied to:

Address: L3 41 A DUKE ST FORESTVILLE NSW 2087

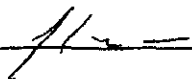
Order No: 97887 Customer PO: Invoice No: 8860119265

Delivery Date: 14/12/10

complies with the Australian Standard AS1288 - 2006 (Glass in building - selection and installation).

Stegbar Representative.

Date.



14/12/10

20 DEC 2010

Test Notification / Certificate of Compliance with the NSW Gas Supply (Safety and Network Management) Regulation, AS 5601 and the Network Operator's gasfitting rules

No. A008486

Installation of Reticulated Gas & Associated Equipment

Customer Copy

Owner/Occupier <u>Ohanian</u> Job Address <u>Lt 3, 41A Duke St, Forestville</u>		Work Performed On		Leak Test Notification The installation has been tested and is <input checked="" type="checkbox"/> Safe to connect to the network <input type="checkbox"/> Unsafe to connect to the network Faults identified _____ Tested by <u>T. Webb</u> Employed by <u>Webb 3</u> Date <u>2/12/10</u> Licensee to complete the declaration below <u>Parker</u> I have installed / tested the following equipment / appliance/s: (mark E for existing and N for new installation) <input type="checkbox"/> Cooker <input checked="" type="checkbox"/> Cooktop <input type="checkbox"/> Wall Oven <input checked="" type="checkbox"/> Continuous HWS <input type="checkbox"/> Storage HWS <input type="checkbox"/> Gas Boosted Solar HWS <input type="checkbox"/> Pool/Spa Heater <input type="checkbox"/> Ducted Heating/Central Heating <input type="checkbox"/> Flued Space Heater <input checked="" type="checkbox"/> Bayonet Fitting <input type="checkbox"/> Log Fire <input type="checkbox"/> BBQ <input type="checkbox"/> Other (specify) <input type="checkbox"/> Other (specify) <input type="checkbox"/> Type "B" appliance (specify) <input type="checkbox"/> Existing Gas Customer <input checked="" type="checkbox"/> New Gas Connection <input checked="" type="checkbox"/> New Home <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial
		Consumer Service		
		Meter Set		
Customer Piping				
Summary of work performed <u>connect & test appliances as requested</u>				
Gas Meter Details	Meter No.	Location on Site		

I, TREVOR WEBB hereby certify that the gasfitting work detailed above has been carried out by me, or on my behalf, in accordance with the gas installation code (AS 5601) or the appropriate Australian standards. I further certify that all tests required by these codes have been carried out.

Licensee's Signature T. Webb Licence No. 159194C Date 2/12/10
 Address 106 Coburg Rd, Wilberforce Telephone No 45 751 407

This copy to be given to the owner of the gas installation as soon as the job has been completed.

Printed for and distributed by: GASMEN.COM.AU ABN 70 500 134 466 Phone 0402060355 or 0407419952 ©

Account/Property/Rate No.

3413965

LICENSEE'S CERTIFICATE OF COMPLIANCE
- for Plumbing and Drainage Work

Serial No E

2743896.
508645

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

PROPERTY & OWNER DETAILS

House No 41A	Lot No 3	Street Duke St	Suburb Forestville
Municipality/Shire	Postcode	Nearest Cross Street	
Owner's Name Ohanian		Full Address 413 Duke St Forestville	

LICENSEE'S DETAILS

Full Name R.D. Webb	Address for Notices 126 Coburg Rd, Willbrough	Phone No. 0415 261660
Qualified Supervisor No. 117855	Expiry Date 16/12/12	Contractor/Company/Partnership Licence No. 72614C
		Expiry Date 14/12/13

WORK OF WATER SUPPLY / METER DETAILS

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

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

- ☒ 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 self 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				
Basin				
Bath				
Shower				
Kitchen				
Laundry				
Other (Specify)				
Irrigation System				

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
- ☐ Sewer Disconnection
- ☐ Connection to stormwater system
- ☐ Carry out Trade Waste work

Trade Waste Permit Number

Fittings to be Connected	Number Existing	Number proposed
W.C		2
Basin		3
Bath		1
Shower		2
Kitchen		1
Laundry		1
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid	Amount \$	Receipt No.	Building Fee	Receipt No.
Authorising Officer	Office/Agency	Drainage No/Date		

Date of Commencement of Work 5/12/10	Estimated Date of Completion 5/12/11	Signature of Contractor R. Webb
--	--	---

- 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 test;
 - In my opinion the work complies with the relevant Local Authorities Act, 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 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

R. Webb**2/12/10**



Bradford Home Insulation LIFETIME WARRANTY*

This is to certify that Bradford™ Insulation product has been installed at:

Address LOT 3 (41A) DUKE STREET FORESTVILLE ("the Premises")

Date of Installation: Ceiling/Roof 11.12.10
Walls 12.10.10
Floor

Product Installed:	Material R-Value		
	Ceiling/Roof	Wall	Floor
Bradford Gold Insulation	R3.5	R2.0	
Bradford Gold HP Insulation			
Bradford SoundScreen™			
Bradford Optimo™ Sub-Floor Insulation			
Bradford EnviroSeal™** [Yes/No]			

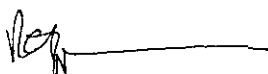
CSR Building Products Limited ACN 008631356 ("Bradford") warrants that Bradford™ Gold, Bradford™ Gold HP, Bradford SoundScreen™ and Bradford Optimo™ Sub-Floor Insulation installed at the Premises will meet the following standards for the life of your home* provided they are not disturbed after installation:

1. Achieve optimum fire resistance performance of four zeros when tested in accordance with Australian Standard 1530 part 3 of 1999
2. Be electrically non-conductive, allergy free, will not pack down, rot, support mould or deteriorate.
3. Achieve the stated thermal resistances (R-Values) in accordance with AS/NZS4859.1.

**Bradford EnviroSeal™ is warranted by Bradford for 10 years from the date of installation.

Other than as set out above, the Lifetime Warranty is in substitution for and to the exclusion of all other rights and remedies (if any) including liability for personal injury, property damage, loss of profits, savings or opportunity or special or consequential loss, however caused or arising.

Certain legislation, including the Trade Practices Act 1974 (Cth), may imply warranties or conditions or impose obligations upon Bradford that cannot be excluded, restricted or modified or cannot be excluded, restricted or modified except to a limited extent. This warranty must be read subject to those statutory provisions.



Ray Thompson
Group Marketing Manager
Bradford Insulation Group
CSR Building Products Limited
ABN 55 008 631 356

If these statutory provisions apply, to the extent to which Bradford is able to do so, its liability under those provisions will be limited, at its option, to:

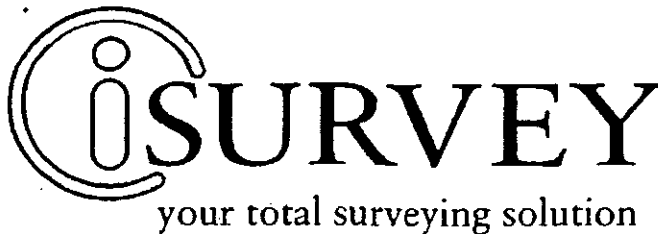
- (a) the replacement of the goods, resupply of the services, or supply of equivalent goods or services;
- (b) the payment of the cost of replacing the goods or supplying the services again, or acquiring equivalent good or services;
- (c) the repair of the goods; or
- (d) the payment of the cost of having the goods repaired.

HEALTH and SAFETY INFORMATION

Information on health risks and safe handling of our products is displayed on the packaging and/ or the documentation accompanying them. Additional information is listed in product Material Safety Data Sheets available from your regional Bradford Insulation office or on our website www.bradfordinsulation.com.au.

*The life of the home is taken by Bradford to be 70 years from the date of product installation, for the purpose of this warranty





ABN 54 122 605 636

**SURVEYING & DEVELOPMENT
CONSULTANTS**

Unit 16/429 The Boulevard, KIRRAWEE NSW 2232
Telephone: (02) 9521-8088 Facsimile: (02) 9521-6315
Email Address: mail@isurvey.net.au

13 October 2010

Our Ref: 1580

Your Ref: 0013011 OHANIAN & SARKISIAN

Eden Brae Homes Pty Ltd
PO Box 7210
BAULKHAM HILLS BUSINESS PARK NSW 2153

Attention: Ms Chloe Loveridge

Land at Forestville
Local Government Area Warringah
Parish of Manly Cove
County of Cumberland
with frontage to Duke Street
being Lot 3 in Deposited Plan 209757
and being the whole of the land contained in
Certificate of Title Folio Identifier 3/209757 dated 30/06/09 at 1:00pm

Survey

In accordance with your instructions to provide a survey for the purpose of supporting a Building Certificate (Section 149A Environment Planning & Assessment Act) Application, we have attended the site and have located the position of a single storey brick cottage roofed with tiles as shown on the attached sketch. In addition we have determined the heights of the finish floors and ridge in relation to the bench mark found adjacent to the site as shown on the attached sketch.

Environmental Planning and Assessment Act

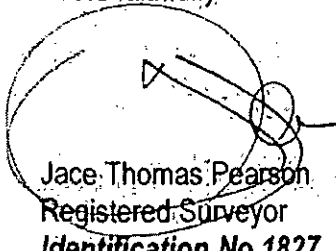
Offsets from the walls and overhangs to the boundaries are as shown upon the attached sketch.

Encumbrances

Upon examination of the aforementioned Certificate of Title, I find that the property is affected by the following easements, covenants and restriction(s):

-NIL-

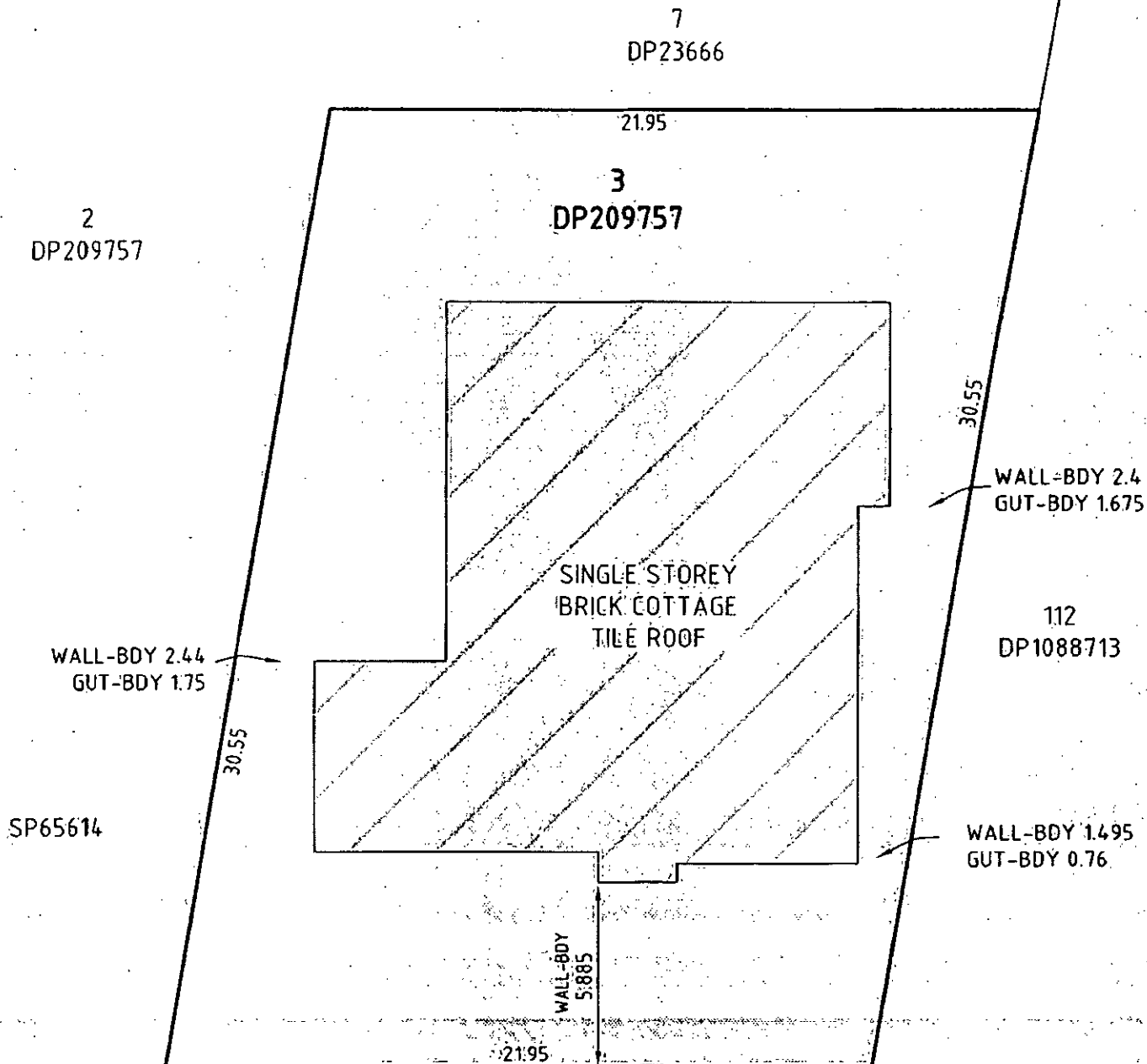
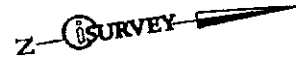
Yours faithfully



Jace Thomas Pearson
Registered Surveyor
Identification No. 1827

Z:\Formwork\1580FN_EB.doc

FINISHED LEVEL	RL
GARAGE	112.1
GROUND	112.18
RIDGE	117.7



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16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
c/o - PO Box 559, SUTHERLAND NSW 1499
PH (02) 9521 8088 FAX (02) 9521 6315 MOB 0418 477 341
Email: mail@isurvey.net.au

PLAN SHOWING THE POSITION & HEIGHTS OF THE
EXISTING COTTAGE IN RELATION TO THE BOUNDARIES &
ADJACENT BENCH MARK OVER LOT 3 IN DP209757
KNOWN AS No.41A DUKE STREET, FORESTVILLE

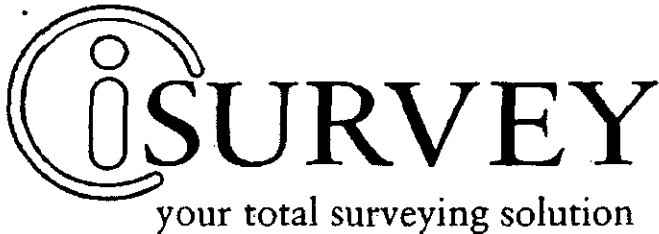
JOB NO: 1580

SCALE 1:200

DATE OF SURVEY: 13.10.10

YOUR REF: 0013011 OHANIAN & SARKISIAN

JACE THOMAS PEARSON
REGISTERED SURVEYOR



ABN 54 122 605 636.

**SURVEYING & DEVELOPMENT
CONSULTANTS**

Unit 16/429 The Boulevard, KIRRAWEE NSW 2232.
Telephone: (02) 9545 7447 Facsimile: (02) 9521 6315
Email Address: mail@isurvey.net.au

21 July 2010

Our Ref: **1580**

Your Ref: 0013011 OHANIAN/SARKISIAN

Eden Brae Homes Pty Ltd
PO Box 7210
BAULKHAM HILLS BUSINESS PARK NSW 2153

Attention: Ms Chloe Loveridge

Land at Forestville
Local Government Area Warringah
Parish of Manly Cove
County of Cumberland
with a frontage to Duke Street
being Lot 3 in Deposited Plan 209757
and being the whole of the land contained in
Certificate of Title Folio Identifier 3/209757 dated 30/06/09 at 1:00pm

Survey

In accordance with your instructions, we have undertaken a survey to determine the location in respect to the boundaries and the height in relation to the bench mark found adjacent to the site of the timber formwork for identification and/or building purposes.

Environmental Planning and Assessment Act

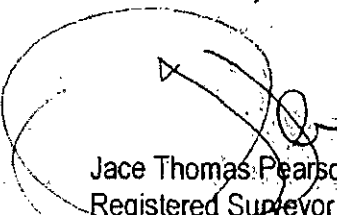
Offsets from the timber formwork to the boundaries are as shown upon the sketch.

Encumbrances

Upon examination of the aforementioned Certificate of Title, I find that the property is affected by the following easements, covenants and restriction(s):

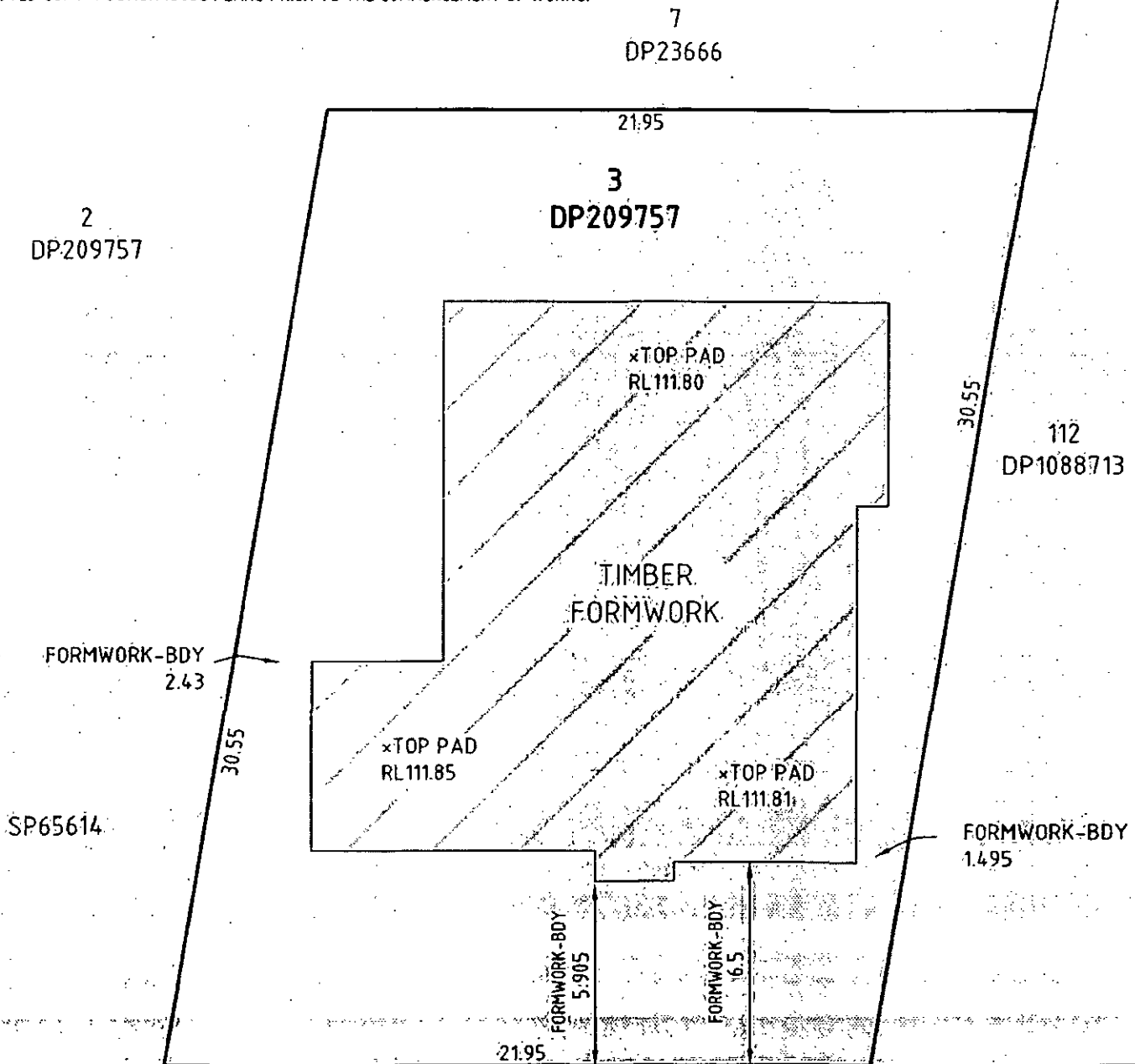
-NIL-

Yours faithfully


Jace Thomas Pearson
Registered Surveyor
Identification No. 1827
Z:\Formwork\1580FW.doc

PLEASE NOTE:

THE PROPOSED COTTAGE LOCATION IN RELATION TO THE BOUNDARIES HAS BEEN BASED ON ARCHITECTURAL DRAWING SUPPLIED BY EDEN BRAE HOMES PTY LTD
JOB No: A14513 , AMENDMENT: ISSUE 6 , DATED: 17.12.09
 ALL CLEARANCES AND BUILDING DIMENSIONS SHOWN ARE TO BE CHECKED AGAINST APPROVED CONSTRUCTION ISSUE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.



BM CUT IN
 TOP KERB: Δ
 RL=111.48 AHD

DUKE

STREET

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 c/o - PO Box 559, SUTHERLAND NSW 1499
 PH (02) 9545 7447 FAX (02) 9521 6315 MOB 0418 477 341
 Email: mail@isurvey.net.au

**PLAN SHOWING THE POSITION & HEIGHT OF THE TIMBER
 FORMWORK FOR THE PROPOSED COTTAGE
 OVER LOT 3 IN DP209757
 KNOWN AS No.41A DUKE STREET, FORESTVILLE**

JOB NO: 1580

SCALE 1 : 200

DATE OF SURVEY: 21.07.10

YOUR DEF. 0012011 QUANTIAN 9 CADVICIAN

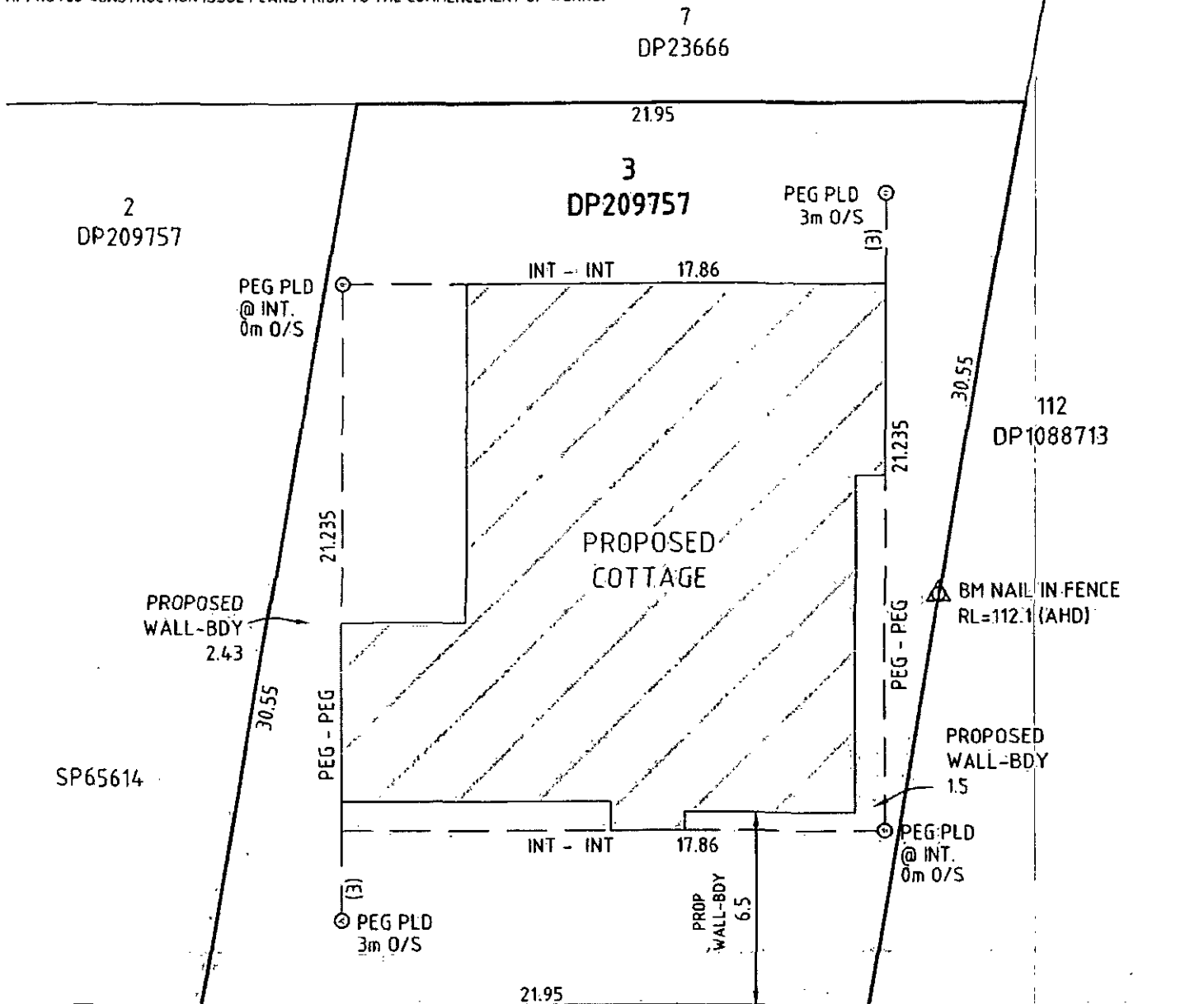
JACE THOMAS PEARSON
 REGISTERED SURVEYOR

PLEASE NOTE:

THE PROPOSED COTTAGE LOCATION IN RELATION TO THE BOUNDARIES HAS BEEN BASED ON ARCHITECTURAL DRAWING SUPPLIED BY EDEN BRAE HOMES PTY LTD

JOB No: A14513, AMENDMENT: ISSUE 6, DATED: 17.12.09

ALL CLEARANCES AND BUILDING DIMENSIONS SHOWN ARE TO BE CHECKED AGAINST APPROVED CONSTRUCTION ISSUE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.



BM CUT IN
TOP KERB
RL=111.48 AHD

DUKE

STREET



ABN 54 122 605 636
16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
c/o - PO Box 559, SUTHERLAND NSW 1499
PH (02) 9545 7447 FAX (02) 9521 6315 MOB 0418 477 341
Email: mail@isurvey.net.au

PLAN SHOWING THE MARKS PLACED TO DEFINE THE
POSITION OF THE PROPOSED COTTAGE
OVER LOT 3 IN DP209757

KNOWN AS No.41A DUKE STREET, FORESTVILLE

SCALE 1:200

JOB NO: 1580

DATE OF SURVEY: 28.06.10

YOUR REF: OHANIAN & SARKISIAN 0013011

JACE THOMAS PEARSON
REGISTERED SURVEYOR