

30 March 2012

Margaret Carr
34 Lakeside Rd,
Eastwood NSW 2122*PCA 2012/0144***Interim Occupation Certificate**Occupation Certificate No: 2012/0684
Construction Certificate No: 2011/0322
Development Consent No: DA2009/0694
Council: WarringahApproval Date:
Approval Date: 24/02/2012
Approval Date: 30/10/2009
Est Cost. : \$775,000**Applicant/Owner Details**Name: Margaret Carr
Address: 34 Lakeside Rd, Eastwood NSW 2122**Development Particulars**No: 25 Street: Hill St, Suburb: Queenscliffe
Description of Development: Demolition of a dwelling house and construction of a two storey dwelling house.**Record Of Inspections**

1. Commencement of building work	Satisfactory
2. Steel prior to pour	Satisfactory
3. Footings prior to pouring of concrete	Satisfactory
4. Timber frame prior to lining	Satisfactory
5. Waterproofing of wet areas	Satisfactory
6. Storm water pipes prior to backfilling	Satisfactory
7. Final Inspection – Issue of Interim Certificate	Satisfactory

Attachments

- | | |
|---|---|
| <ul style="list-style-type: none">• Smoke Alarm Certificate• Pest Control Certificate• Waterproofing Certificate• BASIX Completion Certificate | <ul style="list-style-type: none">• Engineers certificate for on-site detention• Work-As-Executed details for the stormwater system• |
|---|---|

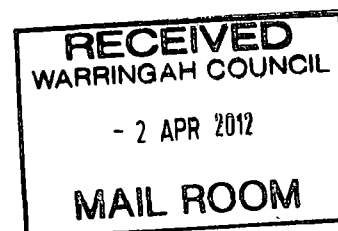
Outstanding Works

The following work is to be carried out prior to the issue of an occupation certificate:

- Complete landscaping works
- Complete driveway

The following information is to be supplied prior to the issue of an occupation certificate:

- Positive Covenant - DA Condition 27
- Restriction as to user for OSD - DA Condition 29
- Registration of encumbrances- DA Condition 28



Certification

I, Paul Fitzgerald, as the certifying authority am satisfied that the building will not constitute a hazard to the health or safety of the occupants of the building and a current development consent is in force for the building, or a current complying development/construction certificate has been issued for the building in respect to the plans and specifications for the building and specifications for the building, the building is suitable for its use under the Building Code of Australia and, all the pre-conditions of development consent have been satisfied.

PCA: Paul Fitzgerald

Corporate Accreditation No: ABC 2

PCA Accreditation No: BPB 0119

Accreditation Body: Building Professionals Board

Signature of PCA: _____ **Date:** 30 March 2012

AJ Benco Electrical Services P/L
A.B.N. 43 058 597 443
13 Sussex Street
Epping NSW 2121
Phone/fax 9869 3035

13th december 2011

D M Carr Constructions
19 Wongagong Close
Castle Hill NSW 2154

CERTIFICATE

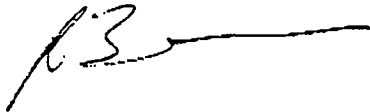
I certify that all electrical work installed at:

25 Hill Street Queenscliff

has been tested in accordance with the prescribed procedure and that such work complies with the requirements of the Electricity Act and Regulations of 1994.

The smoke alarms supplied confirm with AS 3786, Building Code of Australia and have been installed in accordance with local council regulations.

Signed



A Benco
Lic. No. EC 35767



A.B.N. 56 947 548 056

BUILDING INDUSTRY PEST SERVICES

SUBSIDIARY OF ENVIROPEST P/L

INSTALLATION SHEET

37123

Suite 9
39 Stanley Street
Bankstown N.S.W. 2200
Tel: (02) 9793 2166
Fax: (02) 9708 6306

Builder: D M Carr Date: 9.5.11

Site Address: 25 Hill rd

Queenscliff Job Sheet No.: 56281

Installer: Matt Lic No.: 44317000

SIGNED: M Ref No.: 4826

Environmental Information

External
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other

Cavity
Chemical Name
Vol of Concentration
Vol of Emulsion
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other

Wind Speed Wind Direction
Time Start Time Finish

Construction Type

☐ In-fill slab ☐ Slab on ground
☐ B/J Timber floor ☐ Suspended Floor

Area Protected

Under Slab M2 Perimeter L/m
Subfloor M2 Penetrations Qty 14
Cure M2 C/Joing L/m
Other

Method of Protection

☐ Physical Barrier ☐ Chemical Barrier

Type

Legend

Reticulation Legend

Path trap ☒ Drilled pipe
Undrilled pipe End cap
Undrilled pipe End cap

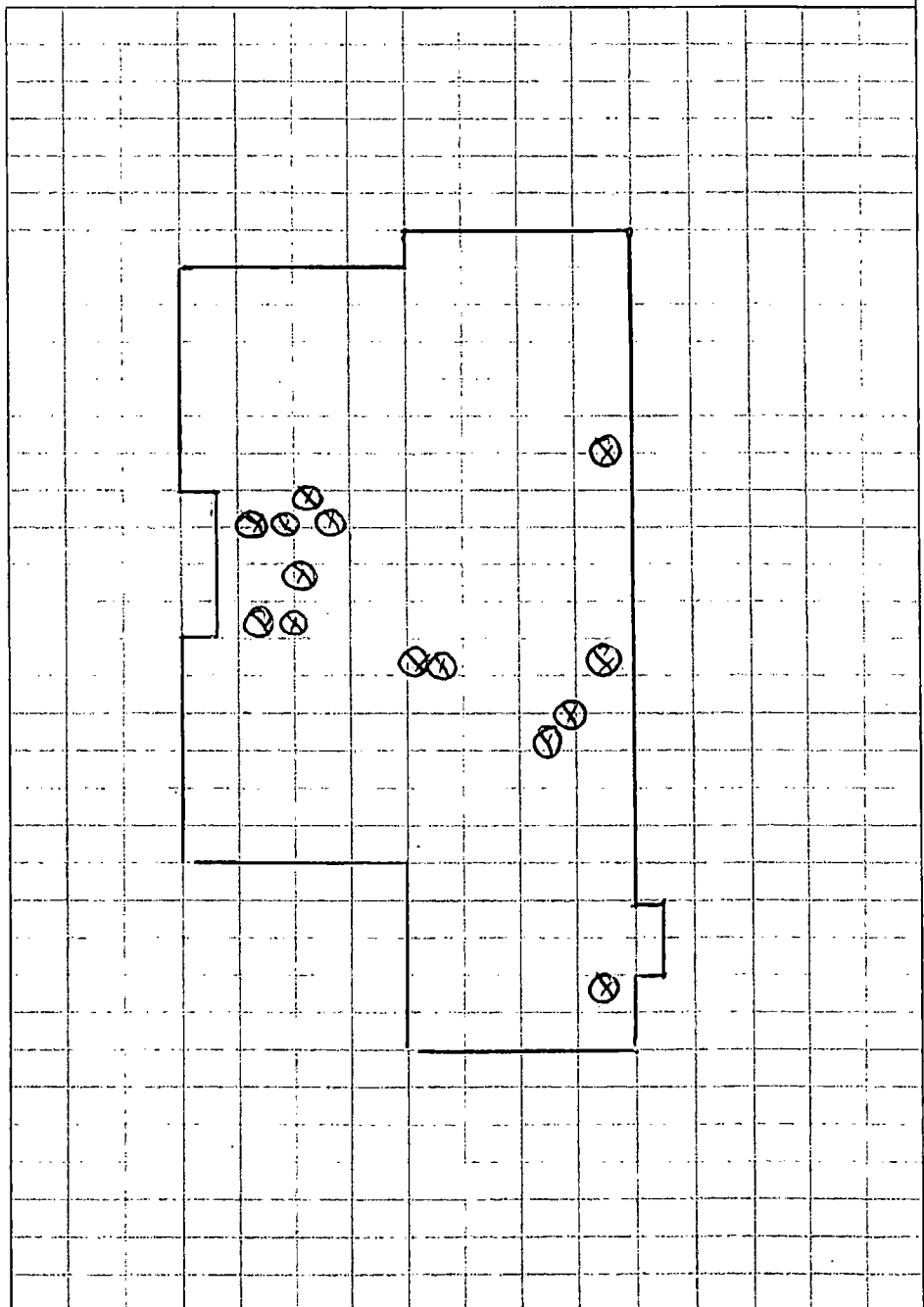
Physical Barrier Legend

Penetration ☒ Start / Finish ☒
Granitgard // Trithor / Homeguard #

Chemical Barrier

Area Protected /

JOB PLAN



BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: Suite 9, 39 Stanley Street, Bankstown NSW 2200

A.C.N. 002313439

Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: QUEENSCLIFF, 25/HILL ROAD




BUILDER OR OWNER: D M CARR CONSTRUCTION PTY LTD

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

Slab Penetrations

Ref. 49317000

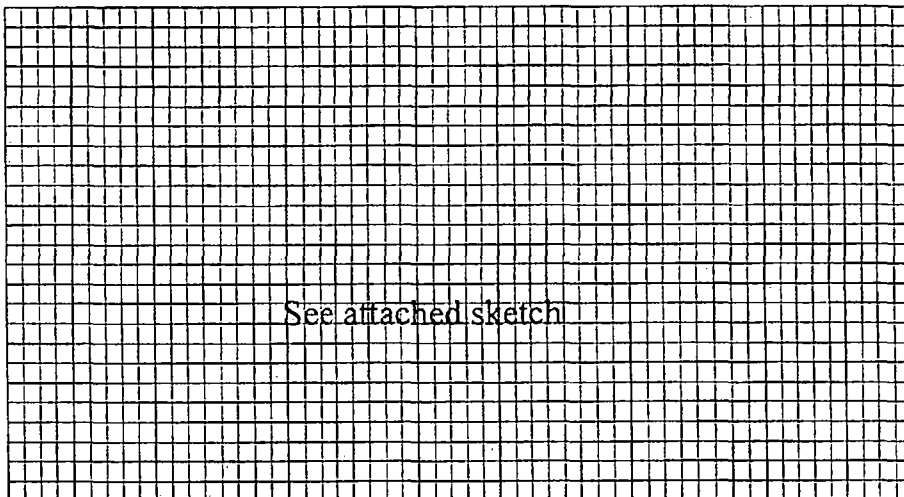
Reticulation Legend

Path trap ☒ Drilled pipe 
Undrilled pipe  End cap 

Physical Barrier Legend

Penetration  Start / Finish 
Area Protected //

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 9/05/2011

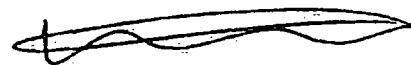
Number of Penetrations: 14

Materials Applied: TERMIFLANGES

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Authorised by:



Applied by: M Maynard

R. Sapsford

Warranty is 12 months unless indicated otherwise.



FIBREFLASH

WATERPROOF SOLUTIONS

Wingelm Pty Ltd
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

D M CARR CONSTRUCTIONS PTY LTD
19 WONGAJONG CL
CASTLE HILL NSW 2154

28 November, 2011

SUBJECT: WATERPROOFING CERTIFICATE
TFW Ref. 69896

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the internal wet areas at the address below on November 28, 2011 :

[No.25] HILL rd QUEENSCLIFF 2096

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 97 002 831 923
Lic No: 37561

DM Carr Constructions Pty. Ltd.

19 Wongajong Close, Castle Hill. 2154

Ph: Off: 9894 6964 Fax: 9634 5055

Danny Carr - Director Mob: 0418 435 282

Renovations - Extensions - New Homes

Design & Construct - Multi Award Winner

December 20th, 2011

Warringah Council
Civic Centre
725 Pittwater Rd
DEE WHY NSW 2099

Re. New Home at 25 Hill St Queenscliff
DA 2009/0694
Section 96 consents Mod20 10/0073; Mod20 10/0293; Mod 20 10/0030

Dear Sir / Madam,

This letter is for the purpose of an interim occupation certificate release where the client wishes to occupy the Ground floor only. WC's, external taps & Laundry cold water have been plumbed for rainwater use, however, connection to the rainwater tank will follow once the 1st floor bathrooms are completed.

We confirm that we have complied with BASIX Certificate number 247187S_02 regarding work completed to the Ground floor only at this time at the above job address.

We will supply an amended certificate for the whole works on completion of the first floor bedrooms & bathrooms, due in March 2012.

Please don't hesitate to call if you have any further queries.

Yours Faithfully

Danny Carr
(Director)



2006 & 2008 HIA CSR NSW
HOUSING AWARDS
WINNER

GreenSmart Energy Efficiency Award and Renovations & Additions under \$600K



Peninsula Consulting
Coastal Structural Engineers

Peninsula Consulting Engineers

39 McKillop Rd
Beacon Hill NSW 2100

PO Box 841
Brookvale NSW 2100

M 0424 253 818
F (02) 9982 4722
E bruce@peninsulaconsulting.com.au

ABN: 60 493 390 399

7 December 2011

#09-0507

Mr & Mrs Carr
34 Lakeside Road,
EASTWOOD, NSW, 2122

HYDRAULIC CERTIFICATE
At: 25 Hill Street, Queenscliff

Bruce Lewis of Peninsula Consulting Engineers inspected the installed stormwater management system at the above building during construction.

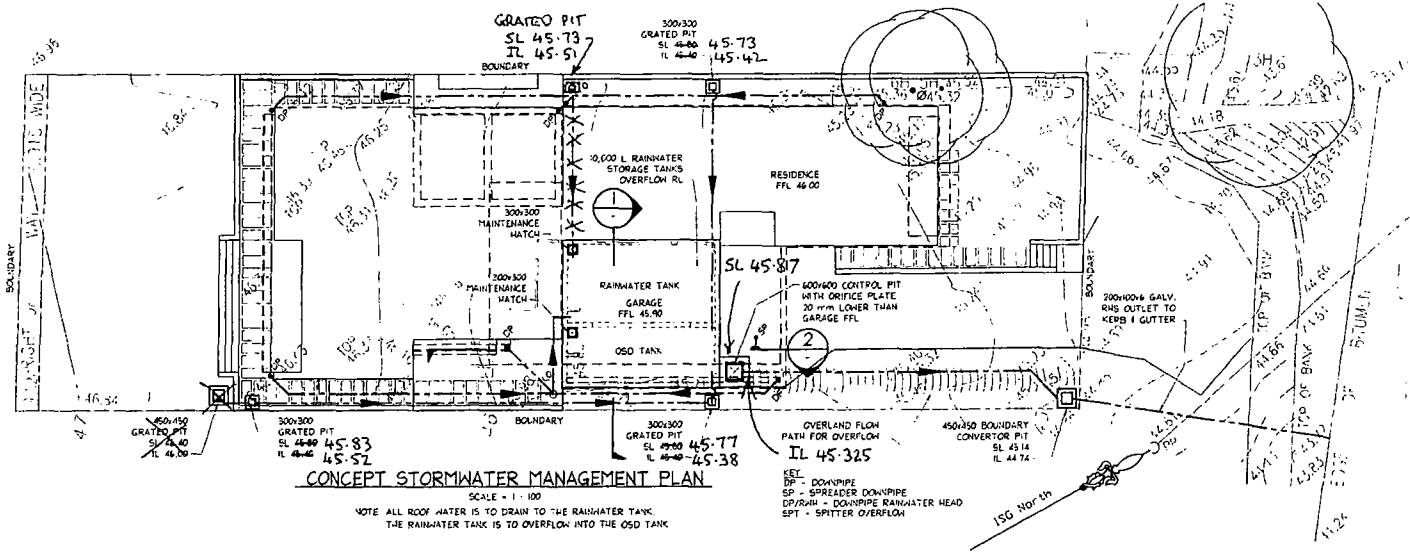
We hereby certify that the works have been carried out generally in accordance with the stormwater plans prepared by Peninsula Consulting Engineers (Job No: 09-0507, drawings D01 rev A), the site instructions issued and the local Council's OSD Technical Specification.

The Works as Executed plans generally reflect what was found on site.

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

Yours Faithfully,

Bruce Lewis
Principal BE(Civil) Cpeng NPER
Peninsula Consulting Engineers



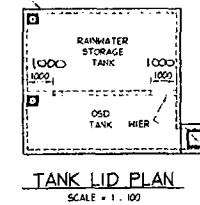
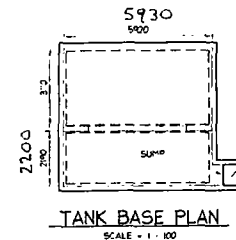
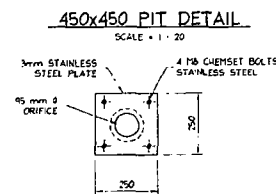
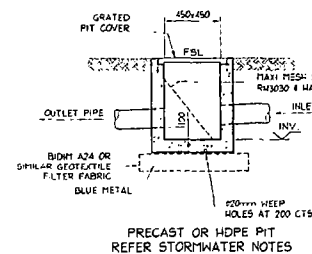
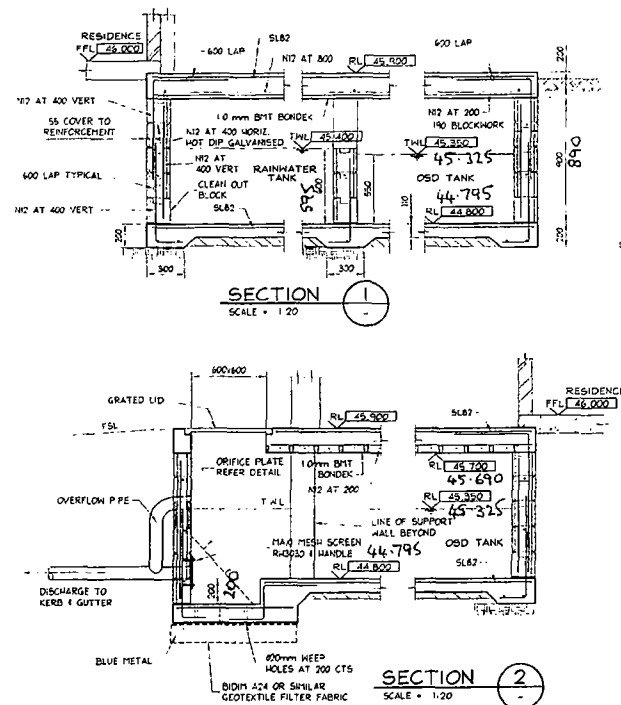
ONSITE DETENTION SYSTEM SUMMARY NOTES - WARRINGAH COUNCIL	
TOTAL SITE AREA	5720 m ²
DESIGN METHOD USED	LSAV (REFER TO DISK)
(SITE AREA x 0.35) + 50	2500 m ² (1/4)
PRE DEVELOPMENT IMPERVIOUS AREA	2223 m ² (30/61)
POS DEVELOPMENT IMPERVIOUS AREA	3500 m ² (70)
IF 'A' IS GREATER THAN 'B', OSD IS NOT REQUIRED	OSD IS REQUIRED
IF YES TO BOTH OSD NOT REQUIRED	OSD IS REQUIRED
PRE DEVELOPMENT SITE DISCHARGE	22 l/s
5 YR	36 l/s
100 YR	36 l/s
POS DEVELOPMENT SITE DISCHARGE	15 l/s
5 YR	27 l/s
100 YR	27 l/s
PORTION OF SITE THROUGH OSD	70 %
ORIFICE SIZE	45 mm Ø
TYPE OF CONTROL	BELOW GROUND OSD & RAINWATER TANK
MAXIMUM CONCENTRATED DISCHARGE TO KERB AND GUTTER (100 YR ARI)	20 l/s
MAXIMUM DISCHARGE OFF SITE	22 l/s (INCLUDING OVERFLOWS)
DIMENSION OF OSD PROVIDED	30 m ² x 0.575 m (AVG.) DEPTH = 15,000 l
VOLUME OF OSD REQUIRED	12000 m ³
VOLUME OF RAINWATER STORAGE PROVIDED	10000 m ³ (UNDERGROUND TANK)
VOLUME OF RAINWATER STORAGE TOWARDS OSD	5000 m ³ (50% MAX OFFSET)
VOLUME OF OSD PROVIDED	12000 m ³
TOTAL PROVIDED	12000 m ³

STORMWATER NOTES:

- ALL PIPES TO BE 100mm Ø SEWER GRADE UPVC UNLESS NOTED OTHERWISE
- ALL PIPES TO BE 400mm Ø UPVC TO AS 1254-2002 UNLESS NOTED OTHERWISE
- ALL PIPES TO BE LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 1025 SH D D BELOW PAVEMENTS (NO COMPACTING REQUIRED BELOW LANDSCAPING) COVER TO SURFACE FROM TOP OF PIPE TO BE AS PER ASS500 BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED
- DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT WITH WORK
- PROVIDE CLEANING EYES AT ALL DOWNPIPES
- ALL PITS TO BE PRECAST, PREFORMED OR HDPE, IN ACCORDANCE WITH LOCAL COUNCIL SPECIFICATIONS
- ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS
- PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO EPA GUIDELINES AND COUNCIL SPECIFICATIONS ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILISATION OF THE SITE TO COUNCIL SATISFACTION
- ALL LEVELS SHOWN ARE TO AND
- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS
- ALL EXISTING GARDENWARE PIPES TO BE UPGRADED TO 400mm
- ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2003 NATIONAL PLUMBING DRAINAGE CODE PART 3 - STORMWATER DRAINAGE

RAINWATER RE-USE TANKS:

- CONSIDERING THE ROOF CATCHMENT AREA, LOCATION OF PROPERTY, INTENDED USE OF RAINWATER AND GARDEN SIZE WE RECOMMEND PROVIDING A 10,000 L CAPACITY RAINWATER TANK FOR THE FOLLOWING USES:
 - TO WATER GARDEN AREAS
 - CONNECT TO M.C. (2) CONNECT TO WASHING MACHINE
- THE TANKS PROVIDED WILL REDUCE PRESSURE ON COUNCIL'S STORMWATER INFRASTRUCTURE
- REFERENCES:
 - COMBLES P.J. & KUSKERA A. (2001). 'RAINWATER TANK DESIGN FOR WATER SUPPLY & STORMWATER MANAGEMENT'. STORMWATER INDUSTRY ASSOCIATION REGIONAL CONFERENCE PATRICK DUPONT & STEVE SHACKEL. 'RAINWATER' AUSTRALIAN GOVERNMENT (2004). 'GUIDANCE ON USE OF RAINWATER TANKS'
- ALL CONNECTIONS TO PUMPING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATERS' GUIDE 'INSTALLING A RAINWATER TANK' AVAILABLE AT www.waterwise.com.au
- PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH BASIX-DESIGN GUIDE FOR SINGLE DWELLINGS BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES



DIMENSIONS SHOWN IN RED HEREON ARE WORK AS CONSTRUCTED AS MEASURED BY ME. P.F. CARR Registered Surveyor

5/4/11
PIT LEVELS ADDED 11/2/11
ALL IL'S ARE AT OUTLETS

AI

- NOTES:**
- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
 - FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: 501.

DOCUMENT CERTIFICATION

Date:
 Bruce Lewis
 (Principal - Peninsula Consulting Engineers)

I am a qualified Structural/Civil Engineer
I hold the following qualifications:
BE(Civil), CPENG, PE(Civil), NPER
Institute of Engineers Membership No. 871931
I hereby state that this drawing is in compliance
with the provisions of the Building Code of
Australia and/or relevant Australian Industry
Standards

26-05-09 A MODIFY IMPERVIOUS AREA
Date Rev Amendment

PROPOSED WORKS
at: 25 HILL STREET,
QUEENSLIFF
for: MR & MRS CARR

Drawing Title: CONCEPT STORMWATER MANAGEMENT PLAN		
The copyright of this drawing remains with Peninsula Consulting Engineers.		
Job No: 09-507	Drawing No: DOI	Rev: A
Project: Peninsula Consulting Engineers PO Box 841, Brookhaven, NSW, 2100 Ph: 0424 253 818 Fax: (02) 9552 4722 E: bruce@peninsulaconsulting.com.au A.B.N. 60 493 330 390		