

VIC LILLI
&PARTNERS

Our ref: J100469

20 April 2011

Pittwater Council
DX 9018
MONA VALE

Attention: Customer Service

**Subject: Final Occupation Certificate J100469
Development Consent NO301/05/S96/5
1580 Pittwater Road, Mona Vale**

We refer to our engagement in respect of the above and enclose the Final Occupation Certificate for such in accordance with the provisions of Clause 142 of the Environmental Planning and Assessment Regulation 2000.

Also please find enclosed a cheque for \$30.00 being the registration fee for the above.

Should you require any further information please contact the undersigned.

Yours faithfully

Dean Morton
For **Vic Lilli & Partners**

CC MV Links Pty Ltd
PO Box 6215
PYMBLE NSW 2073

Encl.

\$30 REC: 300633 29/4/11.

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555 **E** info@viclilli.com.au Locked Bag 3013 Burwood NSW 1805. DX 8505
F 02 9715 2333 **W** www.viclilli.com.au Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134
A division of Mondan Management Pty Ltd ABN 60 119 432 094

Our ref: J100469

20 April 2011

MV Links Pty Ltd
PO Box 6215
PYMBLE NSW 2073

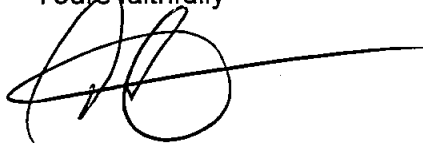
Attention: Peter Shanahan

**Subject: Final Occupation Certificate J100469
Development Consent NO301/05/S96/5
1580 Pittwater Road, Mona Vale**

We refer to our engagement in respect of the works completed at the above address.
In that regard we are pleased to enclose the Final Occupation Certificate for those
works.

Should you require any further information, please contact the undersigned.

Yours faithfully



Dean Morton
For Vic Lilli & Partners

Encl.

FINAL OCCUPATION CERTIFICATE
No. J100469

FOR

MV LINKS PTY LTD

PREMISES

1580 PITTWATER ROAD, MONA VALE

Date: 20 April 2011

Ref: J100469

**FINAL OCCUPATION CERTIFICATE**

Issued under the Environmental Planning and Assessment Act 1979
Section 109(C) (1) & 109 (H)

VIC LILLI
&PARTNERS

Property to which this certificate relates

Address 1580 Pittwater Road, MONA VALE NSW 2103
Lot No A DP 100934
Lot No 1 DP 456066

Applicant

Name MV Links Pty Ltd
Address PO Box 6215 PYMBLE NSW 2073

Description of Development

construction of a residential flat building and associated car parking

Building classification 2 & 7a

Consent details

Development Consent No.	Date of determination	Consent authority
N0301/05	23 February 2007	Pittwater Council
N0301/05 Sec. 96 Mod	22 October 2007	Pittwater Council
Section 96 Mod.	5 May 2008	Pittwater Council
N0301/05/S06/2	8 April 2010	Pittwater Council
Sec. 96 Mod.		
N0301/05/S96/4	6 September 2010	Pittwater Council
Sec. 96 Mod.		
N0301/05/S96/5	12 April 2011	Pittwater Council
Sec. 96 Mod		

Construction Certificate Details

Construction Certificate No.	Date of issue	Certifying authority
070170	15 November 2007	Bruce Gaal BPB0130
070170A	12 May 2008	Bruce Gaal BPB0130

Determination

- The health and safety of the occupants of the building have been taken into consideration in accordance with Clause 154 of the Environmental Planning and Assessment Regulation 2000;
- A current development consent is in force for the development;
- A construction certificate has been issued with respect to the plans and specifications relating to the building works;

VIC LILLI & PARTNERS - Accredited Building Certifiers

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A division of Mondan Management Pty Ltd ABN 60 119 432 094

- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- The following documents have been considered.

Inspection schedule (Clause 151(2)(d) EP&A Regulation 2000)

Inspections of the building works have been carried out to the extent detailed in Annexure 1.

Fire Safety Certificate (Clause 153 EP&A Regulation 2000)

An Final Fire Safety Certificate has been issued for the building and is contained in Annexure 1.

Certificate Number

J100469

Date of certificate

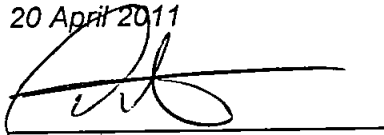
20 April 2011

Signature

Accredited Certifier

Accreditation body

Registration No



Dean Morton

Building Professionals Board
BPB0742

FIRE SAFETY MEASURES THAT FORM PART OF THIS CERTIFICATE

Issued in accordance with Clause 168 (1) (c) of the Environmental Planning and Assessment Regulation 2000

Property address: 1580 Pittwater Road, Mona Vale

Date of issue: 20 April 2011

Fire Safety Measure	Standard of performance
Automatic smoke detection and alarm system	BCA Clause C3.4, Clauses 3 & 6, AS 3786-1993, AS 1670.1-2004
Emergency lighting	BCA Clause E4.5, AS 2293.1-2005
Exit signs	BCA Clause E4.2, AS 2293.1-2005
Fire stop collars	BCA Clause 3.15 & Manufacturers Specs.
Lift doors	BCA Spec C3.10, AS 1735.11-1986
Fire Hose Reel systems	BCA Clause E1.4, AS 2441-2005
Portable fire extinguishers	BCA Clause E1.6, AS 2444-2001
Fire hydrants	BCA Clause E1.3, AS 2419.1-2005 and Clause 188 dispensation from the NSW Fire Brigade relating to location of hydrants within 10m of the building.

Annexure 1 Statutory Documentation

Inspection Schedule	1 page
Fire Safety Certificate	2 pages
Occupation Certificate Application form	1 page

Annexure 2 Supporting Documentation**Compliance Certificate/Evidence of Suitability**

Structural Certification Kneebone & Beretta Pty Ltd Dated 2 March 2011	3 pages
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Civil Engineering Certificate Xenith Project Services Dated 12 April 2011	4 pages
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Fire Hydrant, Hose Reels and Fire Seals Certification D & W Plumbing & Civil Contractors Pty Ltd Dated 14 April 2011	1 page
NSW Fire Brigades Dated 12 April 2010	4 pages
Astoria	4 pages

Plumbing and Drainage Certification Desmond White Dated 15 February 2010	1 page
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Electrical Certification Emergency Exit, Lighting and Detection and Alarm System Excel Solutions Dated 21 March 2011	1 page
A.P. Corr Pty Ltd Dated 28 February 2011	1 page

Fire Extinguishers Certification Astoria Projects Pty Ltd Dated 29 March 2011	2 pages
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Mechanical Certification Broad Air (NSW) Pty Ltd Dated 11 April 2011	1 page
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Other Supporting Documentation

Landscaping Certificate D & W Plumbing & Civil Contractors Pty Ltd Dated 14 April 2011	1 page
Landscape Design Dated 16 March 2011	1 page
Acoustic Report Day Design Pty Ltd Dated 18 March 2011	12 pages
Access Report Accessibility Solutions (NSW) Pty Ltd Dated 28 March 2011	10 pages
Alternative Solution Report ERBAS Dated 31 March 2011	3 pages
Brentnall Technical Solutions Dated 5 April 2011	10 pages
Slip Resistance Test Report CSIRO Dated 30 August 2007	3 pages
Fire Hazard Properties AWTA Textile Testing Dated 25 November 2005	2 pages
Waterproofing Certification Independent Waterproofing Pty Ltd Dated 25 March 2011	1 page
Dennat Projects Pty Limited t/as Galdar Waterproofing Dated 2 March 2011	1 page
Glazing Certification Broadview Aluminium Dated 14 April 2011	1 page
Evidence of Lot Consolidation Department of Lands Dated 28 February 2011	1 page
Geotechnical Report and Form 3 GDK Keighran Geotechnics Dated 15 March 2011	9 pages
Completion Certificate from RTA Dated 15 March 2011	1 page

Section 73 Certificate Sydney Water Dated 17 February 2011	1 page
Water Efficiency Measures D & W Plumbing & Civil Contractors Pty Ltd Dated 21 March 2011	1 page
Electrical Compliance Certificates A.P. Corr Pty Ltd Dated 8 November 2010	29 pages
Fire Sealing and Penetration Certificate Astoria Projects Pty Ltd Dated 20 April 2011	1 page
Council Signoff of approved works Pittwater Council Dated 14 April 2011	1 page

ANNEXURE 1

Statutory Documentation

Inspection Schedule

Date	Inspection	Inspected by
23 April 2010	Stormwater	Bruce Gaal BPB 0130
14 August 2010	Wet areas	Bruce Gaal BPB 0130
2 November 2010	Audit	Dean Morton BPB0742
31 January 2011	Audit	Valerio Lilli BPB0229
18 March 2011	Final	Dean Morton BPB0742

Fire Safety Certificate

Issued under the *Environmental Planning and Assessment Regulation 2000*

Type of Certificate (see note 1)	Final	
Certificate	I,	
Name owner/agent	Peter Shanahan of MV LINKS Pty Ltd	
Address	certify that:	
See Note 2 (over leaf) assessment requirements	(a) each of the essential fire measures listed below: - has been assessed by a person (chosen by me) who was properly qualified to do so, and - was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.	
See note 3 (over leaf) relevant fire safety schedule	(b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.	
Identification of building (location)	Street: side of street: nearest cross street: house/unit no or name:	1580 Pittwater Road Mona Vale
Particulars of building	Whole / part Description of part (where applicable)	Whole
Date of assessment	29.3.2011	
Owner's details	Name Address	MV LINKS Pty Ltd PO BOX 6215 PYMBLE NSW 2073
Essential fire Safety Measures (see note 3)	Measure See attached schedule	Standard of Performance
Date of certificate	Date this 29th day of MARCH 2011	
Signature	P.S. Shanahan (Owner/agent)	

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the council and the Commissioner of the New South Wales Fire Brigades.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Fire Safety CertificateIssued under the *Environmental Planning and Assessment Regulation 2000*

Fire Safety Measure	Standard of performance
Automatic fire detection and alarm system	BCA Spec E2.2a, AS 1670.1-2004, AS 3786-1993
Emergency lighting	BCA Clause E4.2 & E4.4, AS 2293.1-2005
Exit signs	BCA Clause E4.5 & E4.8, AS 2293.1-2005
Fire hydrant systems (street)	BCA Clause E1.3, AS 2419.1-2005
Fire seals (protecting openings & service penetrations in fire resisting components of the building)	BCA Clause C3.15
Fire Hose Reel systems	BCA Clause E1.4, AS 2441-2005
Portable fire extinguishers	BCA Clause E1.6, AS 2444-2001

VIC LILL
& PARTNERS

☐ Interim
☒ Final

Title details	Lot No./s	Lot A & Lot 1	DP	100934 & 456066
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ABN 60 119 432 094

ANNEXURE 2

Supporting Documentation



KNEEBONE & BERETTA CONSULTING ENGINEERS **PTY LTD**
CONSULTING STRUCTURAL & CIVIL ENGINEERS
ABN 63 483 315 179 ACN 001 710 327

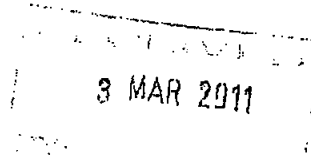
15-19 MARION STREET,
PARRAMATTA NSW 2150
SYDNEY - AUSTRALIA
PHONE: + 61 2 9635-8299
INTERNET: www.kneeboneandberetta.com

FAX: + 61 2 9891-2337
E-MAIL: info@kneeboneandberetta.com

Ref: 59469-C2

2 March, 2011

Astoria Group Pty Ltd
Suite 1 Level 1
55 Grandview Street
PYMBLE NSW 2073



Proposed Apartments at
1580 Pittwater Road, Mona Vale
for Mona Vale Links Pty Ltd

This is to certify that the following visual inspections were made during the construction of the above block of apartment:

<i>Date</i>	<i>Member</i>	<i>Item Inspected</i>
13-11-2009	Footings	Bearing and sizes of pier holes.
16-11-2009	Footings	Bearing and sizes of pier holes. Reinforcement of footing beams.
17-11-2009	Footings	Bearing and sizes of pier holes. Reinforcement of footing beams.
18-11-2009	Footings	Reinforcing steel for footing beams.
19-11-2009	Footings	Bearing and sizes of pier holes. Reinforcing steel for footing beams.
20-11-2009	Footings	Reinforcing steel for footing beams.
21-11-2009	Lift Pits	Reinforcing steel for base.
21-11-2009	Footings	Reinforcing steel for footing beams.
25-11-2009	Footings	Reinforcing steel for footing beams.
30-11-2009	Lift Pits	Reinforcing steel for walls.
01-12-2009	Retaining Walls	Reinforcing steel in blockwork.
03-12-2009	Retaining Walls	Reinforcing steel in blockwork.
15-12-2009	Retaining Walls	Reinforcing steel in blockwork.

DIRECTORS:

ENRICO L BERETTA BE(ETH) FIEAust CPEng(Reg)

BRUCE N JAMIESON BE MIEAust CPEng(Reg)

ANGELO J VARDOUNIOTIS BE MIEAust CPEng(Reg)

<i>Date</i>	<i>Member</i>	<i>Item Inspected</i>
18-01-2010	Garages	Reinforcing steel in slabs.
21-01-2010	Garages	Reinforcing steel in slabs.
27-01-2010	Garages	Reinforcing steel in slabs.
29-01-2010	Basement Driveway	Reinforcement in slab.
10-02-2010	Footings	Sizes and bearing of pier holes.
17-02-2010	Footings	Reinforcement in footing beams.
03-03-2010	Ground Floor Slab 7 to 9	Reinforcement in beams.
05-03-2010	Ground Floor Slab 7 to 9	Reinforcement in slab and stairs
12-03-2010	Ground Floor Slab 3 to 5	Reinforcement in beams.
13-03-2010	Ground Floor Slab 3 to 5	Reinforcement in slab and stairs.
19-03-2010	Ground Floor Slab 5 to 7	Reinforcement in beams and slab.
24-03-2010	Ground Floor Slab 2 to 3	Reinforcement in beams and slab.
08-04-2010	Footings	Reinforcement for column pad.
07-06-2010	First Floor 5 to 9	Reinforcement in beams, slabs and stairs.
08-06-2010	First Floor 1 to 5	Reinforcement in beams, slabs and stairs.
03-09-2010	Roof Slab 5 to 9	Reinforcement in beams and slab.
14-09-2010	Roof 5 to 9	Steel Framing Sizes.
20-09-2010	Roof Slab 1 to 5	Reinforcement in beams and slab.
01-10-2010	Roof 1 to 5	Steel Framing Sizes
24-02-2011	Entire Building	Aluminium louvres and completed building.

Based on the above listed visual inspections we are reasonably satisfied that the pier holes were excavated to adequate bearing on rock, that a polythene membrane in good condition with all joints taped was laid under the basement floors and that the reinforcement of the whole building was tied in accordance with the structural drawings 59769B-1 to 17 and our site instructions ready for the placing of concrete.

We are also reasonably satisfied that the structural steel work framing for the roofing was installed as per the structural drawings 59469B-18 and 19 and our site instructions ready for the laying of the metal deck sheeting and that the aluminium louvres facing the golf course were installed in accordance with our instructions.

DIRECTORS:

ENRICO L BERETTA BE(ETH) FIEAust CPEng(Reg)

BRUCE N JAMIESON BE MIEAust CPEng(Reg)

ANGELO J VARDOUNIOTIS BE MIEAust CPEng(Reg)

Ref: 59469-C2

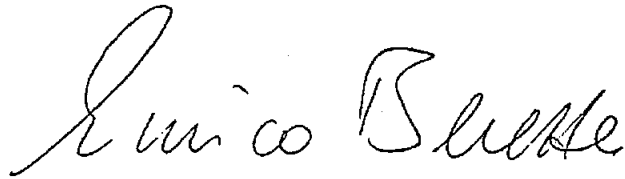
Page 3

*Proposed Apartments at
1580 Pittwater Road, Mona Vale
for Mona Vale Links Pty Ltd*

Please note that to the extent this certificate is based on visual inspections, this certificate does not extend to any matters concealed or not reasonably apparent on a visual inspection.

Our final inspection of 28 February 2011 revealed no signs of distress in the completed building and we are reasonably satisfied that the completed structure has been carried out as per our design which is adequate for the loads specified by the Building Code of Australia for residential buildings.

Further this certificate may only be relied upon by the addressee in the absence of our written consent.



for ENRICO L BERETTA
KNEEBONE & BERETTA
Consulting Engineers Pty Ltd

DIRECTORS:

ENRICO L BERETTA BE(ETH) FIEAust CPEng(Reg)

BRUCE N JAMIESON BE MIEAust CPEng(Reg)

ANGELO J VARDOUNIOTIS BE MIEAust CPEng(Reg)



XENITH PROJECT SERVICES

Suite 206 Norwest Central
10 Century Circuit
Baulkham Hills NSW 2153
p. 02 9620 6284
m. 0414 249 687
e. xenithprojects@bigpond.com

12th April 2011

The Manager
Astoria Group
PO Box 6215
PYMBLE NSW 2073

Dear Sir/Madam,

SELF CARE RESIDENTIAL UNIT DEVELOPMENT – 1580 PITTWATER ROAD, MONA VALE ROAD RESERVE WORKS

This is to certify that in accordance with the following formal authority approvals it is our opinion that the footpath works within Pittwater Road road reserve associated with the above project have been completed to the requirements and satisfaction of Pittwater Council and NSW Roads & Traffic Authority (RTA):

- Council inspection of completed works of 28th February 2011 and approval of 7th March 2011 (refer attached copy of email McWhirter/Leech)
- RTA letter dated 15th March 2011 (refer attached copy of letter Megadara/Leech)

This certificate does not however relieve any parties of their responsibilities for the works.

Yours faithfully,
Xenith Project Services

R.G. ENGELBRECHT
BE(Hon), FIEAust, CPEng, NPER-3

Phillip Leech

From: Ross_McWhirter@pittwater.nsw.gov.au
Sent: Monday, 7 March 2011 10:47 AM
To: Phillip Leech
Subject: RE: 1580 Pittwater Road, Mona Vale - footpath inspection

Philip,

The concrete footpath works in Pittwater Road associated with the Seniors Living development (under Development Consent Number N0301/05) have been inspected and are considered satisfactory as at 28 February 2011.

Council notes that the completed footpath works may be damaged as a result of undergrounding of utilities as required by condition B22 of N0301/05.

This advice is not a clearance of the works in the road reserve for the release of the Occupation Certificate.

Regards,

Ross McWhirter
Project Leader, Road Reserve Management
Ph: 9970 1207
Mob: 0419 629007
Fax: 9970 1398

mailgate.pittwater.nsw.gov.au made the following annotations

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Pittwater Council.

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Reference: 08M332
Contact: Kapila Magedara
Phone: 8849-2869
Fax: 8849 2849



Astoria Group Pty Limited
PO BOX 6215
PYMBLE NSW

Attention: Mr. Phillip Leech

DRIVEWAY ACCESS TO PROPOSED SEPP (SENIORS LIVING) AT 1580 PITTWATER RD, MONA VALE

Dear Sir,

I refer to your final claim email on 15/03/2011 under the Works Authorisation Deed.

The developer has met all of its requirements in relation to works within the state road reserve as detailed in the Works Authorisation Deed. In accordance with the Works Authorisation Deed, Final Completion of the Works is hereby granted.

This letter represents the Final Certificate of the project.

Release of the remaining 50% of security for \$7,000, has been arranged.

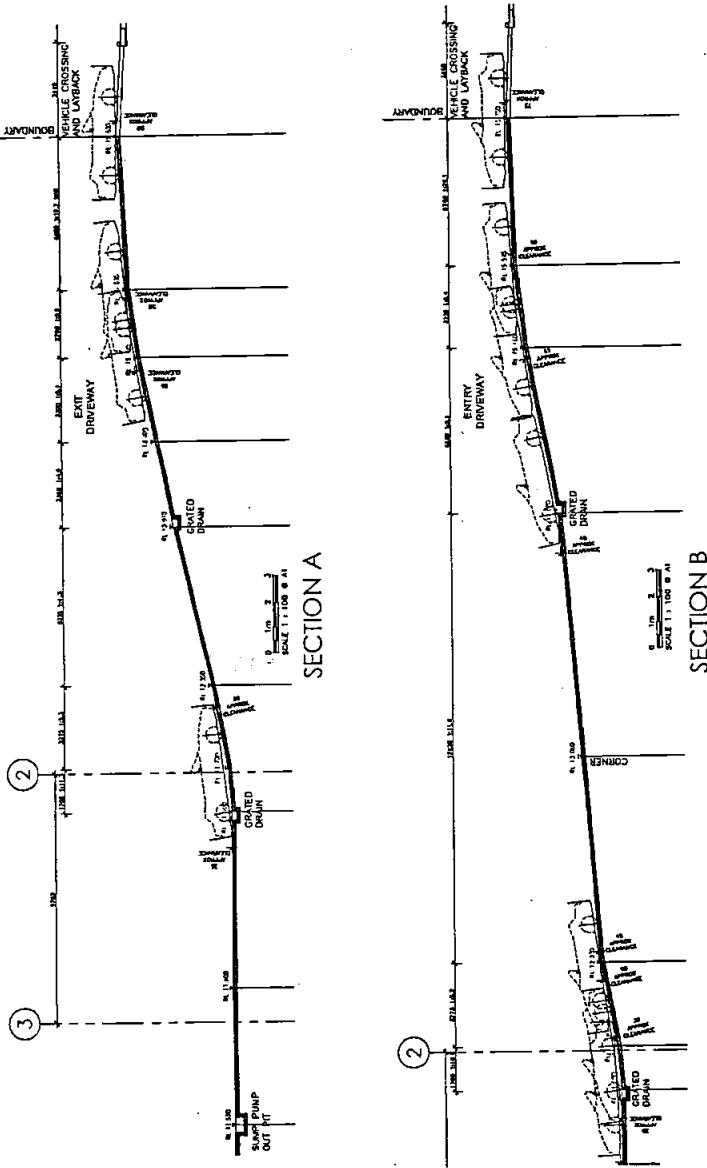
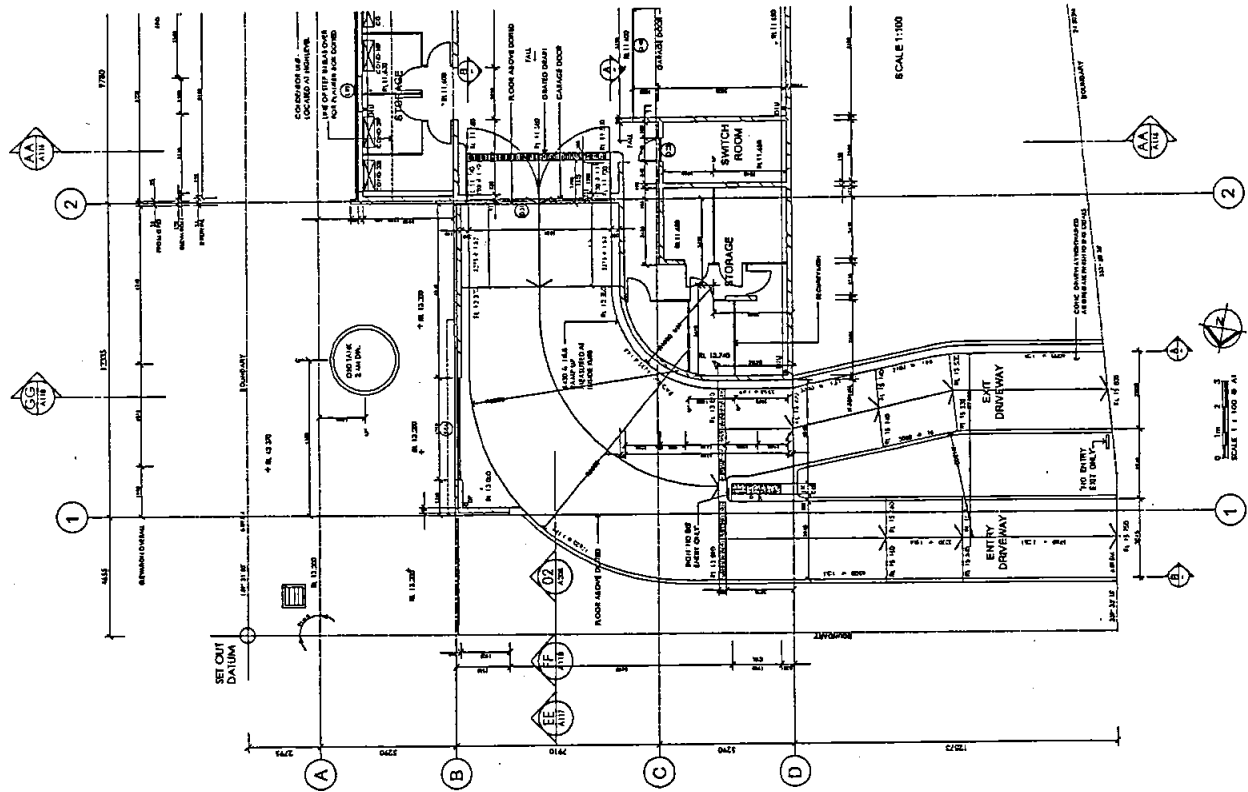
Please contact Mr Kapila Magedara on (02) 8849 2869 if you require further advice.

Yours faithfully

A handwritten signature in black ink, appearing to read "Kapila Magedara", written over a horizontal line.

Kapila Magedara
Project Manager
Sydney Project Services

15 March 2011



WORK AS EXECUTED LEVELS SHOWN IN RED BY
ASTORIA PROJECTS
(Drawing based on
Xenith Project Services Drawing TM-SK01)

[Signature]
Signed

12/8/11
Date

LEGEND



1999 VEHICLE FROM FIGURE C1 GROUND
CLEARANCE TEMPLATES IN AS/NZS 2890.1:2004

Revision	Purpose	Date
B	Levels altered to AS EXECUTED Levels Double Checked 07/04/11	12/04/2011
A	Levels altered to AS EXECUTED Levels Prepared by	28/03/2011
ASTORIA GROUP PTY LTD 55 GARDENVIEW STREET PYMBLE NSW 2073 TEL: 9488 6800 FAX: 9144 6864		
Project Proposed Self Care Apartments 1580 Pittwater Road Mona Vale NSW		
Drawing file ASTORIA GROUP PTY LTD 55 GARDENVIEW STREET PYMBLE NSW 2073 TEL: 9488 6800 FAX: 9144 6864		
Access Driveway Grading Plan & Sections (Work as executed based on Xenith Drawing TM-SK01)		
Drawing number		SK_A01
Revision		Rev.B



14 April 2011

To Whom It May Concern

RE: 1580 PITTWATER ROAD MONA VALE
FIRE CERTIFICATION

The following is to confirm that the following installations were carried out the above address as to the following standards:

- Fire Hydrants have been installed as BCA Clause E1.3 & AS 2419.1-2005 except where dispensation has been granted by the NSW Fire Brigades.
- Fire Hose Reel Systems installed and comply as to BCA Clause 1.4 AS2441-2005.
- Fire Sealing Penetrations installed and comply with BCA Clause C3.15.

Should you wish to discuss further please do not hesitate to contact the undersigned.

Regards,

D&W PLUMBING AND CIVIL CONTRACTORS PTY LTD

DES WHITE
MANAGING DIRECTOR

D&W PLUMBING AND CIVIL CONTRACTORS PTY LTD

ABN 63 002 780 378
P.O. BOX 188 PADSTOW NSW 2211
91 MARIGOLD STREET REVESBY NSW 2212
Phone: (02) 8708 1000
Fax: (02) 9792 1135
Web: www.dwplumbing.com.au



COMMUNITY SAFETY DIVISION
STRUCTURAL FIRE SAFETY UNIT
Amarina Avenue Greenacre NSW 2190
Locked Bag 12 Greenacre NSW 2190

www.fire.nsw.gov.au

info@fire.nsw.gov.au

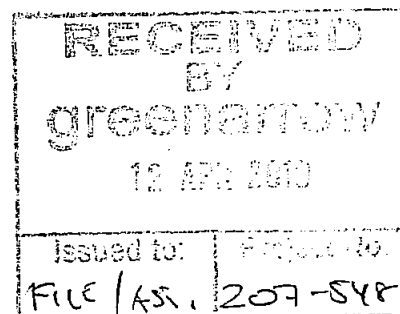
ABN 12 593 473 110

Your Reference: 207 -548
File No: NFB/06659
Contact Officer: Cecil Eveleigh

Telephone: (02) 9742 7400
Facsimile: (02) 9742 7483
Email: firesafety.nswfb@fire.nsw.gov.au

12 April 2010

Michael Green
Greenarrow Consulting Pty Ltd
PO Box 442
BEXLEY NSW 2207
Email: michael@greenarrow.net.au



CC: Pittwater Council - pittwater_council@pittwater.nsw.gov.au
CC: Bruce Gaal - abgaal@tpg.com.au

Dear Sir,

Re: Exemption application for a residential development at 1580 Pittwater Road, MONA VALE.

I refer to your correspondence dated 11 February 2010 requesting an exemption pursuant to Clause 188 of the Environmental Planning and Assessment (EP&A) Regulation 2000 for the above premises.

Drawings numbered A110, A111, A112 & A114 (revision D) along with FH01 (rev A, dated Jan 10) have submitted with your application for exemption.

Exemption 1

Your application seeks exemption from Clause 3.2.2.2 (b) (i) of Australian Standard (AS) 2419.1 – 2005 which states in part that:

External fire hydrants shall be located as follows:

(b) When installed as a feed fire hydrant, within 20 m of a hardstand such that when a fire brigade pumping appliance is connected to it—

- (i) all portions of the building shall be within reach of a 10 m hose stream, issuing from a nozzle at the end of a 60 m length of hose laid on the ground; and*
- (ii) a minimum of 1m of hose shall extend into any room served.*

Your application proposes to install a single feed hydrant centrally located at the front of the street façade and cites the 'type and classification of the building as well as the economics of the project' as reasons for this application for exemption.

The NSW Fire Brigades (NSWFB) considers that it is not unreasonable or unnecessary to install sufficient onsite feed hydrants in order to ensure that compliant hose lay coverage to all portions of the building is attained.

The utilisation of a third length of hose to achieve hose lay coverage is not considered appropriate for a building of this type.

Accordingly the proposed single feed hydrant system design associated with the request for exemption seeking extended hose lay coverage is declined.

Furnished drawing FH -01 (revision A dated Jan 10) depicts an alternative hydrant system design which incorporates two onsite feed hydrants. The submitted drawing details that the feed hydrants are to be located at the site's street frontage boundary.

The NSWFB is of the opinion that the two feed hydrant system design may comply with the maximum hose coverage requirements of AS 2419.1 - 2005. The NSWFB advises that the hydrant system design incorporating two feed hydrants is the preferred option.

Exemption 2

Your application also seeks exemption from Clause 3.2.2.2 (e) of AS 2419.1 – 2005 which states in part that:

External fire hydrants shall be located as follows:

(e) In a position not less than 10 m from the building it is protecting unless safeguarded by construction—

- (i) having a FRL of not less than 90/90/90;*
- (ii) extending 2 m each side of the fire hydrant outlet; and*
- (iii) extending not less than 3 m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lesser.*

Your application has not specified any level of protection for the subject onsite feed hydrants.

The alternative hydrant system design proposes the incorporation of two external feed hydrants located approximately 45 metres apart.

The NSWFB is of the opinion that the two feed hydrant system provides sufficient redundancy to firefighters in the event that a hydrant they were attempting to access was impacted by radiant heat from a fire in the immediate vicinity.

Consequently the objection is considered to be well founded. You are therefore advised that the development is conditionally exempt from full compliance with the specified Category 3 fire safety provision EP 1.3.

Pursuant to Clause 188 (4) of the Environmental Planning and Assessment Regulation 2000 (EP & A Regs 2000) the NSWFB advises that the following conditions are specified with this exemption determination:

-
1. In accordance with Clause 7.1 of AS 2419.1-2005 which states in part: *"hose couplings shall be compatible with those used by the fire brigade serving the area"*. Storz hermaphrodite fire hose couplings must be fitted to all fire hydrants and fire hydrant booster assembly connections as required by Appendix E of AS 2419.1-2005. The Storz fittings must be manufactured to DIN 14303, aluminum alloy delivery couplings, in accordance with Appendix 'A' of AS 2419.2 – 1994.
 2. Blank caps must be provided on all hose couplings in accordance with Clause 2.8 of AS 2419.2-1994 attached to the valve body by means of a suitable lug, S-hook and captive chain in accordance with the standards in order to provide a degree of protection from mechanical damage, oxidation and weathering. Australian Standard AS 2419.1-2005 Figure 3.2.2.1 depicts an example of an external fire hydrant fitted with a chain and cap.
 3. Two onsite feed hydrants must be located and constructed strictly in accordance with the details and specification indicated on plan FH -01 (revision A dated Jan 10) submitted with this application.
 4. The hydrant system is to be commissioned in accordance with the requirements of Section 10 of AS 2419.1 -2005.
 5. Once the above works are completed the two nearest local fire station crews are to be invited to the site for a familiarisation visit. The two nearest Stations are MONA VALE Fire Station on 9999 1677 and NARRABEEN Fire Station on 9913 8620.

Pursuant to Clause 188 (6) (a) and (b) of the EP & A Regs 2000 the certifying authority, when issuing a construction certificate for the development, must ensure that the terms of the above conditions are included in the plans and specifications for the building work or included in the conditions attached to the certificate.

Should you have any further enquiries regarding any of the above matters, please do not hesitate to contact the Structural Fire Safety Unit.

Yours faithfully

Electronically approved for release.

For Commissioner.

[illegible]

APPROVAL

CLIENT:
ASTORIA GROUP PTY LTD

ARCHITECT:
ANDREW BURNS



PROJECT:
RESIDENTIAL DEVELOPMENT
1580 PITTWATER ROAD,
MONA VALE NSW

HYDRAULIC CONSULTANT:



www.orthodontix.mil

Email: edwin@protection.net.au

SHEET TITLE:

УЧЕСТНИК

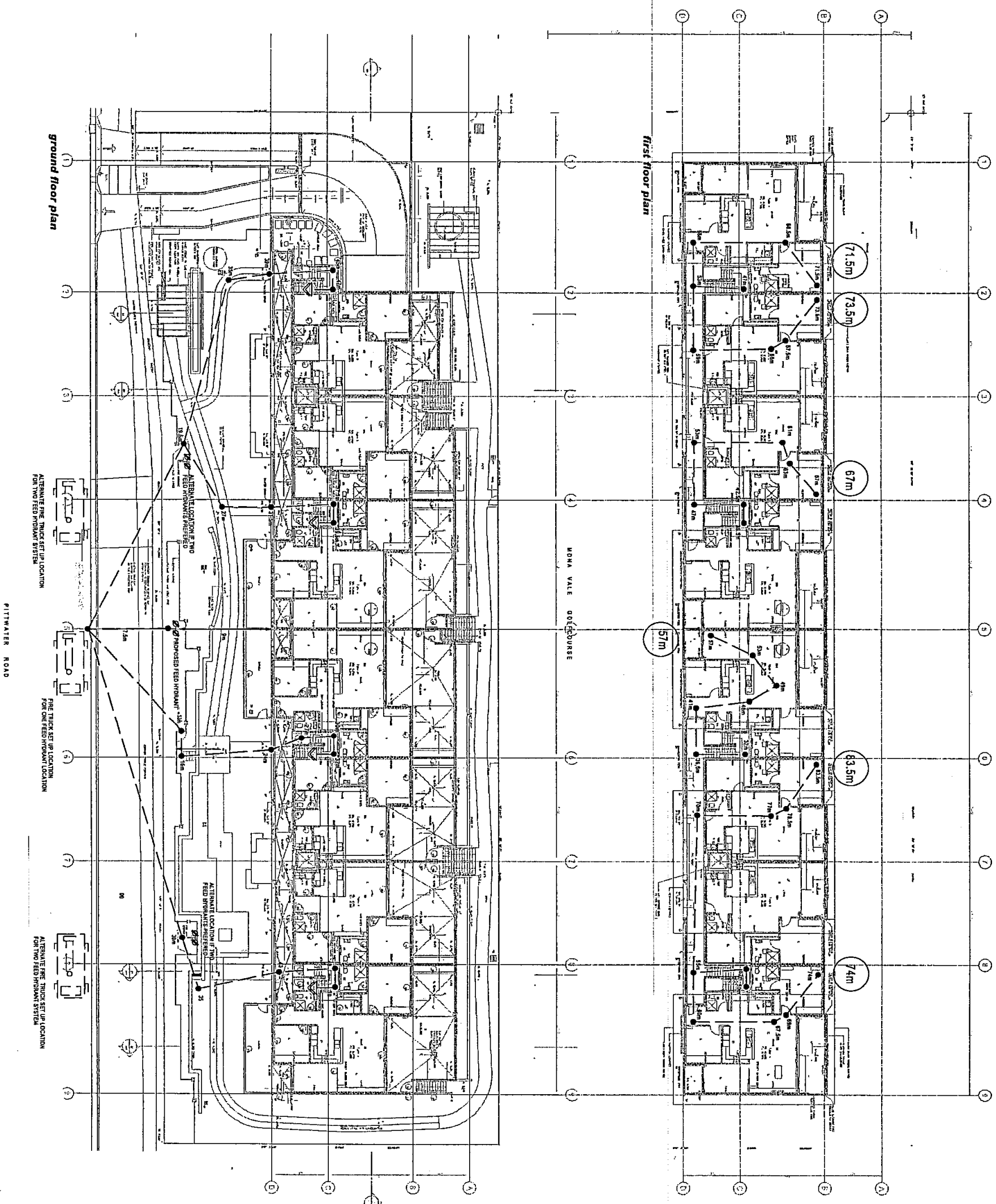
ДРАВИННО

REVISION

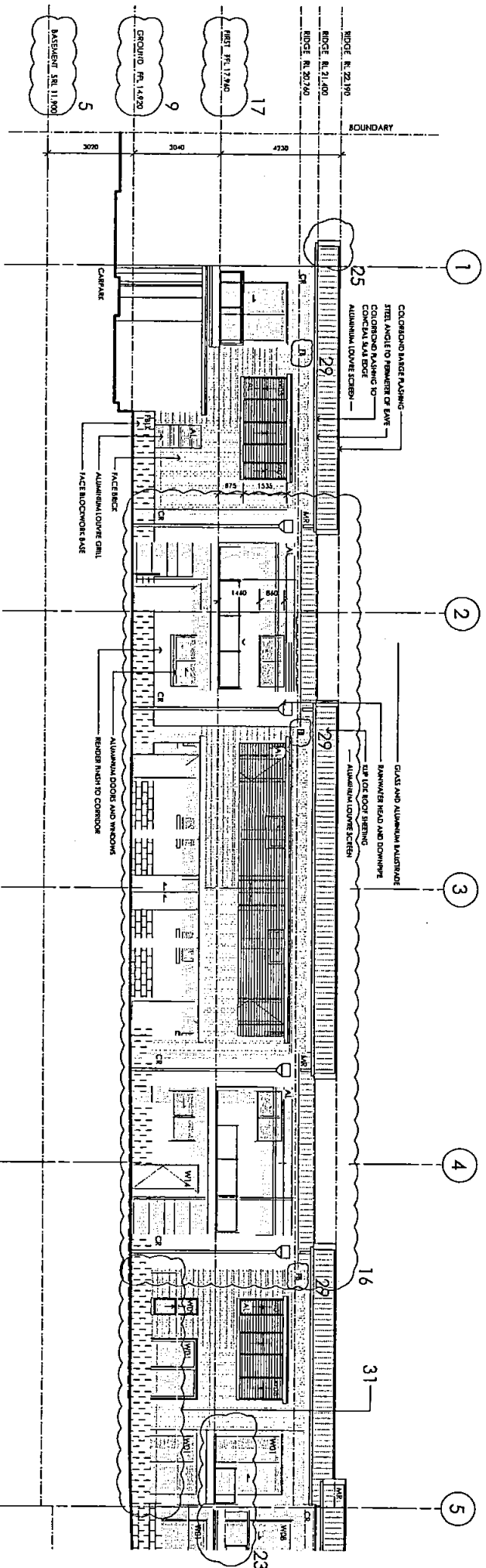
NAME: _____

CNED:

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SCHEDULE OF MODIFICATIONS
12. EAVES EXTENDED FROM 300MM TO 900MM
13. WALLS CHANGED FROM RENDERED MASONRY TO FACE BRICK WITH FACE BLOCK BASE
14. FIRST FLOOR LOWERED BY 200MM
15. GROUND FLOOR LOWERED BY 200MM
16. BASEMENT LOWERED BY 200MM
17. INNER SCREEN SUBSTITUTED WITH RENDERED MASONRY NBS, GLASS AND ALUMINIUM BALUSTRADE
18. MASONRY, ROOF



ADJOINS DWG BELOW

no.							date	instructed	by	chk	ref	signature
C	1							CC ISSUE	MANI SU	-		
A	2						11/05/00	PREFINALLY	MANI SU	-		
B	3							PREFINALLY	MANI SU	-		
C	4							PREFINALLY	MANI SU	-		
D	5							PREFINALLY	MANI SU	-		
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BG	60							PREFINALLY	MANI SU	-		
BH	61							PREFINALLY	MANI SU	-		
BI	62							PREFINALLY	MANI SU	-		
BJ	63							PREFINALLY	MANI SU	-		
BK	64							PREFINALLY	MANI SU	-		
BL	65							PREFINALLY	MANI SU	-		
BM	66							PREFINALLY	MANI SU	-		
BN	67							PREFINALLY	MANI SU	-		
BO	68							PREFINALLY	MANI SU	-		
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BQ	70							PREFINALLY	MANI SU	-		
BR	71							PREFINALLY	MANI SU	-		
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CN	93							PREFINALLY	MANI SU	-		
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CQ	96							PREFINALLY	MANI SU	-		
CR	97							PREFINALLY	MANI SU	-		
CS	98							PREFINALLY	MANI SU	-		
CT	99							PREFINALLY	MANI SU	-		
CU	100							PREFINALLY	MANI SU	-		

NOTE: FURNISH DIMENSIONS TO BE GIVEN IN REFERENCE TO SCALED DIMENSIONS, VARY ALL DIMENSIONS ON THE JOB BEFORE STARTING WORK. THE DIMENSIONS FOR CONSTRUCTION WORK, DIMENSIONS SHOWN ARE CONSIDERED THE BASIS FOR CONSTRUCTION. THE CONTRACTOR IS TO APPLY STANDARD BUILDING TOLERANCES.



ANDREW BURNS ARCHITECT
8/37 Nicholson Street
Burlington East, NSW 2041
tel: 02 9818 8032
fax: 02 9818 8033
Nominated Architect: Auburn #7447

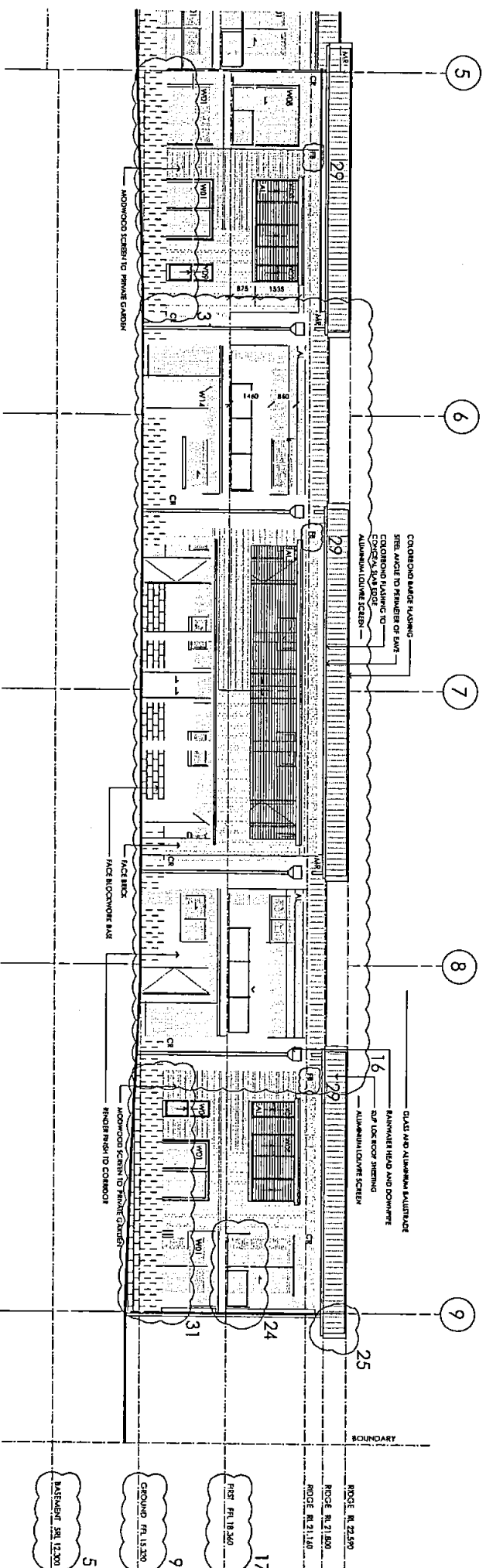
**PROPOSED SELF CARE
APARTMENTS**
1580 Pittwater Rd,
Mona Vale, NSW.
Lot A DP100934
Lot 1 DP456066

ASTORIA GROUP PTY LTD
55 Grandview Street
Pymble NSW 2073
Tel: 02-94855600 Fax: 02-91448664

Elevation - West

sampled	scale	deviation	project no.
A1	1:100	NR	914
drawing no.			rev. no.
A1111			D

ADJOINS DWG ABOVE



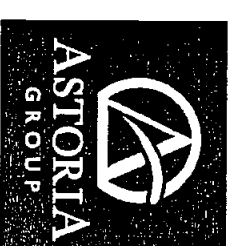
WEST ELEVATION

- SCHEDULE OF MODIFICATIONS**
5. BASEMENT FLOOR LEVEL DROPPED 300MM TO PROVIDE INCREASED HEIGHT TO ACCOMMODATE GARAGE DOORS CLEARANCE REQUIREMENTS.
6. GROUND FLOOR LEVEL DROPPED 300MM.
7. GROUND FLOOR LEVEL DROPPED 300MM.
8. FIRST FLOOR LEVEL DROPPED 300MM.
9. ALUMINIUM LOUVER SCREENS.
10. FIRST FLOOR LEVEL DROPPED 300MM.
11. BALCONIES ADDED TO CENTRE OF WESTERN ELEVATION.
12. BALCONY ADDED TO SOUTH-WESTERN CORNER.
13. BALCONY ADDED TO NORTH-EAST CORNER.
14. WALLS CHANGED FROM ENDERED MASONRY TO FACE BRICK.
15. SCREENS ADDED TO PRIVATE CARPDS.

LEGEND	
AL	ALUMINIUM LOUVER SCREEN
FB	FACE BRICK
FLBK	FACE BLOCK
CR	CEMENT RENDER

NOTE: FRAMED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. VERIFY ALL DIMENSIONS ON THE JOB BEFORE REPAIRING SHOP DRAWINGS OR COMMENCING WORK. DIMENSIONS SHOWN ARE COMPUTER GENERATED AND THE CONTRACTOR IS TO APPLY STANDARD BUILDING TOLERANCES.

preliminaries			verified	
no.	date	improvement	by	chk
* 110404	CC ISSUE		NAV 62	-
* 110405	PRELIMINARY		NAV 62	
A 120410	PRELIMINARY		NAV 62	
B 210408	PRELIMINARY		KR AB	
C 200408	PRELIMINARY		KR AB	
D 041008	PRELIMINARY 500 ISSUE		CB AB	

[illegible]

ANDREW BURNS ARCHITECT
8277 Nicholson Street
Burnham East NSW 2041
Tel: 02 9818 6022
Fax: 02 9818 8073
Nominated Architect, Auburn #7447

project / draw

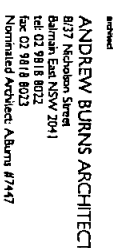
**PROPOSED SELF CARE
APARTMENTS**
1580 Pittwater Rd,
Mona Vale, NSW.
Lot A DP100934
Lot 1 DP456066

ASTORIA GROUP PTY LTD
55 Grandview Street
Pyrmble NSW 2073
Tel: 02-94086600 Fax: 02-9446864

Elevation - East

sampled	scale	deviant	predicted no.
A1	1:100	NR	914
Drawing no.			
A110		D	
Page no.			

no.	date	subject	by	chk.	int.	sign.
-	11/04/05	CC ISSUE	MAY AJ	-		
-	11/05/05	PREDLIMINARY	MAY AJ	-		
A	2/20/10		MAY KJ			
B	3/26/05	PREDLIMINARY	NR AB			
C	3/26/05	PREDLIMINARY S&S ISSUE	CS AB			

[illegible]

ASTORIA GROUP PTY LTD
55 Grandview Street
Pymble NSW 2073
Tel: 02-91465800 Fax: 02-91445864

original	scale	dimension	project no.
A1	1:100	NR	914

SECTION BE

SECTION DD

5. ASSESSMENT FLOOR LEVEL DROPPED 200MM TO PROVIDE INCREASED HEIGHT TO ACCOMMODATE GAMING FLOOR CLEARANCE REQUIREMENTS.
6. GAMING FLOOR CLEARANCE REQUIREMENTS.
7. GAMING FLOOR LEVEL DROPPED 200MM.
8. NORTH TERRACE EXTENDED BY 3170MM.
9. NORTH TERRACE EXTENDED BY 3170MM.
10. NORTH TERRACE EXTENDED BY 3170MM.
11. LEVEL 1 FLOOR LEVEL DROPPED 200MM.
12. LEVEL 1 FLOOR LEVEL DROPPED 200MM.
13. WESTERN BAY REDUCED FROM 1200MM TO 900MM.
14. WESTERN BAY REDUCED FROM 1200MM TO 900MM.
15. LOWER ROOF DROPPED TO PROVIDE INCREASED CLEARANCE BETWEEN ROOF AND EAVE 900MM.

Q

[illegible]

Serial No E

479195

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

House No. Street Suburb
Municipality/Shire Postcode Nearest Cross Street
Owner's Name Full Address

Full Name VERNON WHITE	Address for Notices PO BOX 188 TALLSMA WY 72111	Phone No. 206-966-1000
Qualified Supervisor No.	Expiry Date 7.1.11	Contractor/Company/Partnership Licence No. 41903
		Expiry Date 7.1.11

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

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

☐ CONTAINMENT ☐ ZONE ☐ INDIVIDUAL

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

• 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	☐

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

Date Fee Paid 26/11/10	Amount \$170.35	Receipt No. 2780796	Building Fee	Receipt No.
Authorising Officer [Signature]		Office/Agency [Signature]	Drainage No/Date	
Date of Commencement of Work 26/11/10	Estimated Date of Completion 26/11/10	Signature of Contractor [Signature]		

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

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

Signature of Contractor

15-2-2011



Electrical Solutions

FIRE CERTIFICATE

FORM 17

NECA

INSPECTION REPORT TO PROPERTY OWNER
FIRE SAFETY MEASURE

This is to certify that:

- (a) each of the fire safety measure specified in this report:
- have been assessed by a properly qualified person, and
 - was found, when it was assessed by the person, to be capable of performing to a standard not less than that required by the current fire safety schedule, legislation and the relevant Australian Standard as marked in the schedule below.
- (b) the information contained in this report is true and accurate to the best of my knowledge and belief.

Current fire safety schedule	Applicable ☒	Not Applicable ☐	Schedule Date	/	/
Owner details	Name	Astoria Group Pty Ltd			
	Address	Level 1, 55 Grandview St. Pymble NSW 2073			

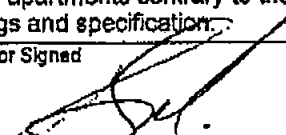
Description of the building or part

Unit/Street No. &/or name	Viridian Apartments - 1580	Street	Pittwater Rd
Particulars of building	Whole ☒ Part ☐	Suburb	Mono Vale NSW
Use of building or part - flat/shop etc			
Building Class	Class 1a: Detached house, row house, town house, villa unit. Class 1b: Boarding house, guest house. Class 2: Building containing sole-occupancy units (eg block of flats). Class 3: Backpackers accommodation, residential part of a hotel or motel, residential part of a school, accommodation for the aged, disabled or children. Class 4: A dwelling in a non-residential building.		
Class 2			

Fire safety measures

Measure	Standard of Performance	Applicable	
Automatic Fire Detection and Alarm System	AS3786:1983 Smoke Alarms	Yes	No
	EP&A Regulation 2000, Division 7A - Smoke Alarms	Yes	No
	Building Code of Australia spec E2.2A	Yes	No
Emergency Lighting	AS2293.1 System Design - Installation and Operation	Yes	No
	Building Code of Australia Clause E4.2 and E4.4	Yes	No
	AS/NZS 2293.2 - System Inspection and Maintenance	Yes	No
Exit Signs	AS2293.1 System Design - Installation and Operation	Yes	No
	Building Code of Australia Clause E4.5 and E4.6	Yes	No
	AS/NZS 2293.2 - System Inspection and Maintenance	Yes	No

Contractor details

Excel Electrical Solutions P/L 4 Willaroo Ave, Kellyville 2155 ABN: 12 109 978 476 Licence No: 170548C		Phone: 8824 4671 Fax: 8824 4674 Mobile: 0402 128749 Email: sales@excelelectrical.net.au
Additional comments: This fire system has been installed as described & instructed by Seeto Group Consulting engineers as per the construction specification & drawings E01 - E07. Furthermore, there were additional PO SA's installed in (7) Type A apartments contrary to the drawings. Detectors 19, 31, 46, 48, 55, 56 & 57 were also additional to the drawings and specification.		
Contractor Signed	 Date of assessment: 21.03.2011	

Referenced Documents:

AS/ NZS 3000:2000
 AS/ NZS 3008.1.1:1998
 AS/ NZS 3018.1.1:1998
 AS/ NZS 2293 (all parts)
 AS/ NZS 1851:2005

AS/ NZS 2444:1995
 AS/ NZS 1868:1998
 AS/ NZS 1870:2004 (all parts)
 AS/ACIFS009:2006
 ABGA 2010

NOTE:

This inspection report should be retained by the owner.



A. P. CORR PTY. LTD.

ABN: 20 000 553 873

ACN: 000 553 873

LICENCED ELECTRICAL CONTRACTORS - LICENCE NO. EC 8288

33 Astoria Park Rd, BAULKHAM HILLS, 2153

Tel/Fax: (02) 9674 7197

Mobile: 0418 280 510

Environmental Planning and Assessment Regulation 2000

Identification of Building Location	VIRIDIAN 1580 PITTWATER RD MONA VALE
Date of Assessment	31-01-11
Owners Details	

Essential/Critical Fire Safety Measures

Standard of Performance

Emergency Lighting	E4-2 BCA Clause E4.4 & AS/NZS 22.93.1 - 2005
Exit Signs	BCA Clause E4.5, E4.6 & E4.8 and AS/NZS 2293.1 - 2005

Maintenance Standards

Emergency Lighting	AS2293.1 2005 BCA E4-2 + E4-4
Exit Signs	AS2293.1 2005 BCA E4-5 + E4-8

Hard Wired Smoke Detectors

GENERAL LIGHTING AS1680.0 AND PART J OF THE BCA (ENERGY EFFICIENCY)

THE INSTALLATION HAS BEEN IN ACCORDANCE WITH SEETO GROUP WITH NO VARIATION TO DESIGN.

Date of Statement

28-02-11

Signature

Owner/Agent

A. P. CORR PTY. LTD.

ABN: 20 000 553 873

ACN: 000 553 873

LICENCED ELECTRICAL CONTRACTORS - LICENCE NO. EC 8288

33 Astoria Park Rd, BAULKHAM HILLS, 2153

Tel/Fax: (02) 9674 7197

Mobile: 0418 280 510

Environmental Planning and Assessment Regulation 2000

Identification of
Building
Location

VIRIDIAN A.C.F

1580 PITTSWATER RD

MONA VALE

Date of Assessment

31-01-11

Owners Details

Essential/Critical Fire
Safety Measures

Standard of Performance

E4-2

Emergency Lighting

BCA Clause E4.4 & AS/NZS 22.93.1 - 2005

Exit Signs

BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 - 2005

Maintenance Standards

Emergency Lighting

AS2293.1 2005 BCA E4-2 + E4-4

Exit Signs

AS2293.1 2005 BCA E4-5 + E4-8

Hard Wired
Smoke Detectors

Date of Statement

28-02-11

Signature



Owner/Agent



Astoria Projects Pty Ltd

ACN 106 386 243
ABN 99 367 862 051
Ph. 02 9488 6800
Fax. 02 9144 6864

PO Box 6215, Pymble NSW 2073
Level 1, Suite 1, 55 Grandview Street,
Pymble NSW 2073
Builders Licence: 164307C

29 March 2011

MV Links Pty Limited
PO Box 6215
Pymble NSW 2073

Dear Sir,

Re: 1580 Pittwater Road Mona Vale
Fire Extinguishers

We refer to the abovementioned and advise that the fire extinguishers have been installed in accordance with BCA Clause E1.6 and AS 2444-2001.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. Shanahan', with a long horizontal line extending from the end of the signature.

Mark Shanahan
Astoria Projects Pty Ltd



INNOVATIVE AIR SOLUTIONS

Broad Air (NSW) Pty Ltd

3/32 Liney Ave Clemton Park 2206

Phone: (02) 9789 6777

Fax: (02) 9789 6888

Email: admin@broadairnsw.com.au

Web: www.broadairnsw.com.au

Mechanical Ventilation Certification

a) Ventilation

Address: 1580 Pittwater Road
Mona Vale

Pursuant to the provisions of Section 93 of the Local Government Act 1993,
I hereby certify that the Mechanical works is designed in accordance with the following:

- a) Council approved architectural plans.
- b) BCA C3.15, AS1668,1-1998
- c) AS1682.1&2-1990
- d) AS 1668 Parts 1 and 2 Ventilation
- e) E2.2, AS/NZS 1668.1-1998 & AS 1668.2 1991
- f) Mechanical air handling systems
- g) Stair pressurisation system
- h) BCA section J3 & J5
- i) Development consent condition 92 & 108
- j) Alternate solution dated 31st March from Erbas & Associates

I am an appropriately qualified and competent person in the area of mechanical ventilation and as such can certify that the install of the mechanical ventilation systems comply with the Building Code of Australia, AS 1668 part 2 and other relevant codes, as per design and drawings.

Certified Mechanical Drawing numbers and revision list

Date of Development Consent

Date/s of Construction Certificate

Full name of Certifier

Qualifications & Experience

Address of Certifier

Phone Numbers

Nick Grujoski

13 years detailing mechanical services

3/32 Liney Ave Clemton Park NSW 2206

Bus. (02) 9789 6777 Fax. (02) 9789 6888

Mobile. 0414 863 735

Signature

Date 11th April, 2011

Name of Employer

Broad Air (NSW) Pty Ltd



14 April 2011

To Whom It May Concern

RE: 1580 PITTWATER ROAD MONA VALE
RAINWATER TANK

The following is to confirm that a rainwater tank that exceeds 4500L has been incorporated to the above site with the overflow to the stormwater installed as to AS3500.

Should you wish to discuss further please do not hesitate to contact me.

Regards,

D&W PLUMBING AND CIVIL CONTRACTORS PTY LTD

DES WHITE
MANAGING DIRECTOR

D&W PLUMBING AND CIVIL CONTRACTORS PTY LTD

ABN 63 002 780 378
P.O. BOX 188 PADSTOW NSW 2211
91 MARIGOLD STREET REVESBY NSW 2212
Phone: (02) 8708 1000
Fax: (02) 9792 1135
Web: www.dwplumbing.com.au



Landscape Design Andrew Davies

0414 290057 27 Turimetta Street Mona Vale 2103
andrewdaviesdesign@gmail.com ABN 17 986 316 620.

16 March 2011

To the Certifying Authority

**Re: Certification of Landscape Works
1580 Pittwater Road, Mona Vale
For: Astoria Group Pty Ltd
Contact: Phillip Leech, Development Manager**

I, Andrew Davies, am the director of Andrew Davies Landscape Design and have the following qualifications: Associate Diploma Applied Science Landscape 1991.

I certify that the Landscape Works at 1580 Pittwater Road, Mona Vale as installed are in accordance with the Landscape Plans prepared by myself / Eden by Design Drawings Numbers 1 – 5 dated 14.10.09.

15 Trees of locally recognised species have been planted as per Condition B34.

All weeds have been removed and areas of ground disturbance have been planted with native plants and covered with mulch as per Condition E14 and E16.
The overall landscape is planted with species that will not be a treat to flora or fauna in the locality.

Note 1

Due to the deletion of a central pathway, some additional plants from the same plant schedule have been used to infill in the appropriate spaces.

Yours sincerely

DAY DESIGN PTY LTD

A.B.N. 73 107 291 494

CONSULTING ACOUSTICAL ENGINEERS



Suite 17, 808 Forest Road
Peakhurst Sydney NSW 2210
Phone: (02) 9584 2639 Fax: (02) 9584 2619
Email: acoustics@daydesign.com.au
www.daydesign.com.au

Astoria Group Pty Ltd
Level 1, 55 Grandview Street
Pymble NSW 2073

Refer: R \ 4581-R1

Attention: Mr Phillip Leech
Telephone: (02) 9488 6800 Facsimile: (02) 9144 6864 (7 sheets)

18 March, 2011

Dear Sir,

1580 PITTWATER ROAD, MONA VALE

FIELD SOUND INSULATION MEASUREMENT OF WALLS AND FLOORS, AND NOISE IMPACT ASSESSMENT

We are pleased to advise that we have inspected the above development and have conducted the following acoustic measurements inside the building:

1. Measurements of *impact* sound insulation of common floors.
2. Measurements of *airborne* sound insulation of common walls and floors.
3. Measurements of traffic noise in habitable rooms.

The measured *airborne* sound insulation of the floors and walls was found to comply with the current Building Code of Australia (BCA). The measured *impact* sound insulation of the concrete floors was found to comply with the current BCA.

Traffic noise level in habitable rooms such as bedrooms and lounge rooms was found to comply with the AS NZS 2107-2000 "*Acoustics – Recommended design sound levels and reverberation times for building interiors*".



- AIRCRAFT, ROAD TRAFFIC AND TRAIN NOISE CONTROL
- ARCHITECTURAL ACOUSTICS • INDUSTRIAL NOISE AND VIBRATION CONTROL
- ENVIRONMENTAL NOISE IMPACT INVESTIGATION AND CONTROL
- OCCUPATIONAL NOISE INVESTIGATIONS • QUIET PRODUCT DEVELOPMENT



1.0 INSTRUMENTATION

Noise level measurements and analysis were made with instrumentation as follows in Table 1.1:

Table 1 Instrumentation

Description	Model No.	Serial No.
Modular Precision Sound Analyser	B&K 2260	244 3406
Condenser Microphone 0.5" diameter	B&K 4189	244 0653
Acoustical Calibrator	B&K 4231	243 9033
Microphone Windscreen	Acoustically transparent foam	
Tapping Machine	B&K 3207	2439141
Infobyte Noise Logger	iM4	106
Condenser Microphone 0.5" diameter	MK 250	106
Infobyte Noise Logger	iM4	107
Condenser Microphone 0.5" diameter	MK 250	107

All instrument systems had been laboratory calibrated using instrumentation traceable to Australian National Standards and certified within the last two years thus conforming to Australian Standards. The measurement system was also field calibrated prior to and after noise surveys. Calibration drift was found to be less than 0.3 dB during attended measurements. No adjustments for instrument drift during the measurement period were warranted.

2.0 BCA ACOUSTIC REQUIREMENTS

2.1 Sound Insulation Descriptors

The weighted sound reduction index (R_w) provides an acoustic rating of the sound insulation of walls and partitions due to airborne sound of the human voice. Sound insulation varies with frequency and is dependant on the type of wall construction, however, the R_w provides a convenient method of rating sound insulation using a single number. The higher the R_w rating the better the sound insulation provided by the partition.

The R_w descriptor is used when the measurements are performed in a laboratory while $D_{nT,w}$ descriptor is used when these measurements are carried out in-situ.

A correction factor C_{tr} was introduced in to the BCA in May 2004 to better account for the sound insulation performance in the lower frequencies. The C_{tr} factor is added to the R_w rating to get an overall $R_w + C_{tr}$ airborne rating. For masonry walls, the C_{tr} factor is typically between -5 and -3 while for plasterboard walls the factor may often be as low as -12 , depending on the construction type.



The weighted normalised impact sound pressure level plus the spectrum adaptation term ($L_{n,w} + C_1$) is used to describe the impact sound insulation of a floor. In contrast to the R_w rating, the lower the $L_{n,w} + C_1$ of the floor, the better the performance of the floor in terms of impact sound insulation. The $L_{nT,w} + C_1$ descriptor is used when the measurements are performed in-situ.

2.2 Airborne Sound Insulation of Walls

The Deemed-to-Satisfy Provisions of the BCA requires a wall separating a sole-occupancy unit in a Class 2 building to be acoustically rated at $R_w + C_{tr}$ (airborne) 50 when measured in a laboratory and $D_{nT,w} + C_{tr}$ 45 when measured in-situ.

The Deemed-to-Satisfy Provisions of the BCA requires a wall separating a sole-occupancy unit from a plant room, lift *shaft*, stairway, *public corridor*, public lobby or the like, or parts of a different classification in a Class 2 building to be acoustically rated at R_w 50 when measured in a laboratory and $D_{nT,w}$ 45 when measured in-situ.

The wall must be of discontinuous construction if it separates:

- (a) a bathroom, *sanitary* compartment, laundry or kitchen in one *sole-occupancy unit* from a *habitable room* (other than a kitchen) in an adjoining unit; or
- (b) a *sole-occupancy unit* from a plant room or lift *shaft*.

2.3 Airborne Sound Insulation of Floors

The Deemed-to-Satisfy Provisions of the BCA requires floors separating sole-occupancy units in a Class 2 building to be acoustically rated at $R_w + C_{tr}$ 50 when measured in a laboratory and $D_{nT,w} + C_{tr}$ 45 when measured in-situ.

2.4 Impact Sound Insulation of Floors

The Deemed-to-Satisfy Provisions of the BCA requires floors separating sole-occupancy units in a Class 2 building to be acoustically rated at $L_{n,w} + C_1$ of not more than 62 when measured in a laboratory and in-situ.

3.0 ACCEPTABLE ROAD TRAFFIC NOISE INTRUSION LEVELS

Acceptable traffic noise levels are contained within AS NZS 2107-2000 "*Acoustics – Recommended design sound levels and reverberation times for building interiors*". The recommended criteria is shown in Table 2 below.

Table 2 Acceptable Road Traffic Noise Intrusion Levels

Room Type	Internal Noise Level L_{Aeq} Satisfactory	Internal Noise Level L_{Aeq} Maximum
Bedrooms	30 dBA	40 dBA
Living Areas	35 dBA	45 dBA



4.0 ACOUSTICAL SURVEY

A visual inspection and acoustical investigations were conducted by the writer on Thursday 10th March 2011 at 1580 Pittwater Road, Mona Vale in the following units:

- Unit 101
- Unit 102
- Unit 103
- Unit 105
- Unit 106
- Unit 107
- Unit 203
- Unit 207
- Unit 208

Some of the units were furnished with carpet in the bedrooms and floating timber floors in the lounge rooms. The impact insulation test was performed on a bare concrete floor. All windows and door were closed during testing.

4.1 Measurement of Airborne Sound Insulation

The measurement of airborne sound insulation of the wall and floor system was carried out in accordance with the Australian Standard AS2253 "Acoustics – Methods for field measurement of the reduction of airborne sound transmission in buildings" and the International Standard ISO140-4 "Acoustics – Measurement of sound insulation in buildings and of building elements – Part 4: Field measurements of airborne sound insulation between rooms".

Pink noise was played through an amplifier and speaker in the source room. The sound power was sufficiently high for the sound pressure level in the receiving room to be at least 10 dB higher than the background noise level in any frequency band. The loudspeaker faced the corner of the source room away from the wall or floor being tested so as to give as diffuse a sound field as possible.

The average sound pressure level was obtained in both the source and receiving rooms by using a continuously moving microphone. The averaging time was 20 seconds, which covered a number of traverses. The sound pressure levels were measured using one-third octave band pass filters from 100 Hz to 3150 Hz.

The results from the site survey are shown below in Table 3 and on the attached Test Reports 4581A to 4581D.



Table 3 Measured Airborne Sound Insulation – 1580 Pittwater Road, Mona Vale

Separating Partition	Measured Sound Insulation	Sound Insulation Criteria	Compliance
Wall separating Unit 101 Bedroom from Unit 102 Bedroom	$D_{nT,w} + C_{tr} 47$	$D_{nT,w} + C_{tr} 45$	Yes
Wall separating Unit 102 Living room from Unit 103 Living room	$D_{nT,w} + C_{tr} 54$	$D_{nT,w} + C_{tr} 45$	Yes
Wall separating Unit 106 Bedroom from Unit 105 Bedroom	$D_{nT,w} + C_{tr} 47$	$D_{nT,w} + C_{tr} 45$	Yes
Floor separating Unit 105 Bedroom from Unit 205 Bedroom	$D_{nT,w} + C_{tr} 56$	$D_{nT,w} + C_{tr} 45$	Yes

4.2 Measurement of Impact Sound Insulation

The measurement of the impact sound insulation of the floor system was carried out in accordance with the International Standard ISO140-7 "Acoustics – Measurement of sound insulation in buildings and of building elements – Part 7: Field measurements of impact sound insulation of floors".

A standardised impact sound generator (tapping machine), Bruel & Kjaer Type 3207, was setup on the concrete floor of the living room in Unit 203. The vibration generated by the tapping machine is transmitted through the building structure into the air in the receiving room below in Unit 103.

The average sound pressure level was obtained in the receiving room by using a continuously moving microphone. The averaging time was 20 seconds, which covered a number of traverses. The sound pressure levels were measured using one-third octave band pass filters from 100 Hz to 3150 Hz.

The results from the site survey are shown below in Table 4 and on the attached Test Reports 4581E.

Table 4 Measured Impact Sound Insulation – 1580 Pittwater Road, Mona Vale

Separating Floor	Measured Impact Sound Insulation	Impact Sound Insulation Criteria	Compliance
Floor separating Unit 203 Living room from Unit 103 Living room	$L_{n,w} + C_1 56$	$L_{n,w} + C_1$ not more than 62	Yes



5.0 ROAD TRAFFIC NOISE INTRUSION LEVELS

The measurement of road traffic noise intrusion levels in habitable rooms was carried out by the writer on Thursday 10th March 2011 at 1580 Pittwater Road, Mona Vale. Fifteen minute attended measurements were conducted in randomly selected bedroom and living rooms with all windows and doors closed. Traffic noise intrusion levels are shown in Table 5 below.

Table 5 Measured Traffic Noise Intrusion Levels – 1580 Pittwater Road, Mona Vale

Separating Floor	Measured L_{Aeq} Traffic Noise Intrusion Level	Maximum Acceptable L_{Aeq} Traffic Noise Intrusion Level	Compliance
Unit 101 Bedroom	28 dBA	40 dBA	Yes
Unit 103 Bedroom	34 dBA	40 dBA	Yes
Unit 105 Bedroom	35 dBA	40 dBA	Yes
Unit 107 Bedroom	28 dBA	40 dBA	Yes
Unit 203 Bedroom	33 dBA	40 dBA	Yes
Unit 207 Bedroom	34 dBA	40 dBA	Yes
Unit 208 Bedroom	37 dBA	40 dBA	Yes
Unit 203 Living Room	43 dBA	45 dBA	Yes



6.0 STATEMENT OF EFFECT

Based on the results of the measured *airborne* sound insulation of the floors and walls at 1580 Pittwater Road, we certify that the sound insulation of the floors and walls complies with the current Building Code of Australia (BCA). The measured *impact* sound insulation of the concrete floor complies with the current (BCA).

It is reasonable to expect that the remaining floors and walls in the development will also achieve a similar rating, and therefore also meet the requirements of the BCA.

Measurements of traffic noise intrusion levels in habitable rooms complies with the AS NZS 2107-2000 "*Acoustics – Recommended design sound levels and reverberation times for building interiors*"



Phillip Lu, Bsc (Physics)

Acoustical Scientist

for and on behalf of Day Design Pty Ltd.

AAAC MEMBERSHIP

Day Design Pty Ltd is a member company of the Association of Australian Acoustical Consultants, and the work herein reported has been performed in accordance with the terms of membership.



The undersigned hereby certifies that this Report has been checked and approved in accordance with our Quality Management System.



Attachments:

- Test Report 4581A to 4581E



Standardized Level Difference according to ISO 140-4
Field measurements of airborne sound insulation between rooms

Client: Astoria Group Pty Ltd

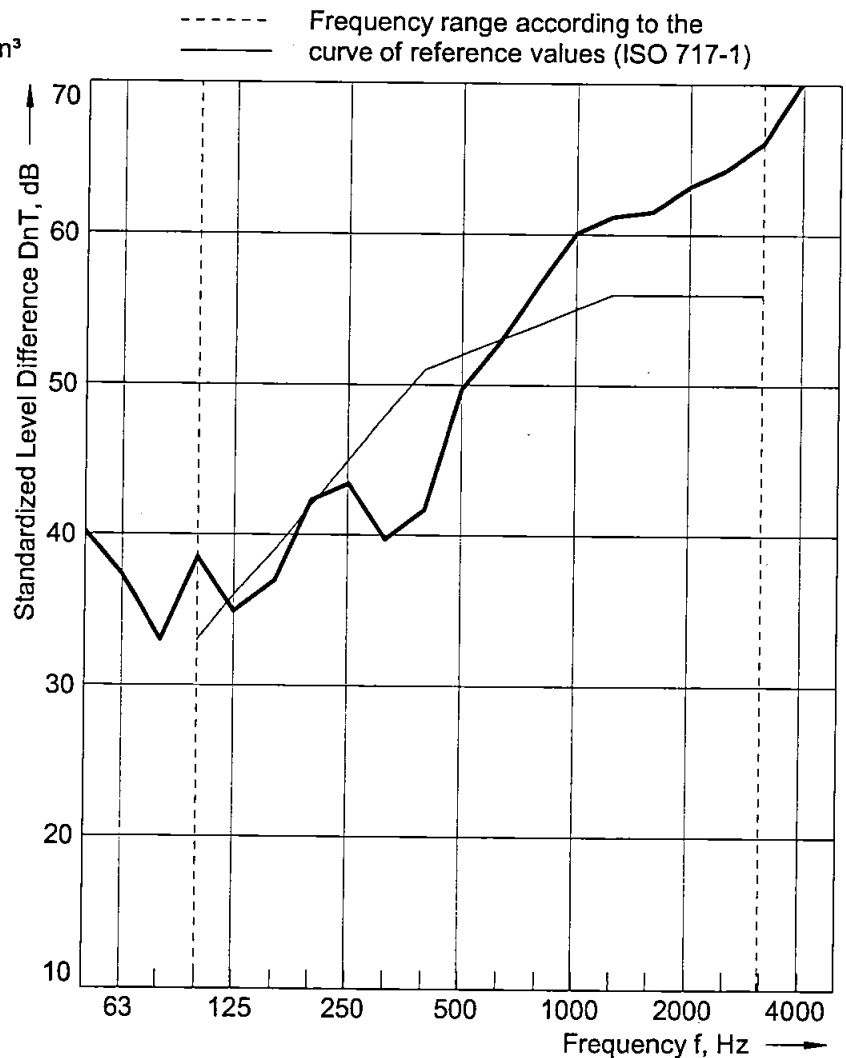
Date of test: 10/03/2011

Description and identification of the building construction and test arrangement, direction of measurement:
 1580 Pittwater Road, Mona Vale
 Wall separating Unit 101 Bedroom from Unit 102 Bedroom

Source room volume: 30.20 m³
 Receiving room volume V: 30.20 m³

Frequency f Hz	DnT 1/3 Octave dB
50	40.2
63	37.3
80	33.0
100	38.5
125	34.9
160	37.0
200	42.3
250	43.4
315	39.7
400	41.7
500	49.7
630	52.8
800	56.7
1000	60.1
1250	61.2
1600	61.5
2000	63.2
2500	64.3
3150	66.1
4000	70.3
5000	72.6

B: DnT >= value shown



Rating according to ISO 717-1

$$D_{nT,w}(C;C_{tr}) = 52 (-1; -5) \text{ dB}$$

Evaluation based on field
 measurement results obtained in one-
 third-octave bands by an engineering

$$C_{50-3150} = -2\text{dB}; C_{50-5000} = -1\text{dB}; C_{100-5000} = 0\text{dB};$$

$$C_{tr,50-3150} = -6\text{dB}; C_{tr,50-5000} = -6\text{dB}; C_{tr,100-5000} = -5\text{dB};$$

No. of test report: 4581A

Name of test institute: DAY DESIGN PTY LTD

Date: 15/03/2011

Signature: *[Signature]*

Standardized Level Difference according to ISO 140-4

Field measurements of airborne sound insulation between rooms

Client: Astoria Group Pty Ltd

Date of test: 10/03/2011

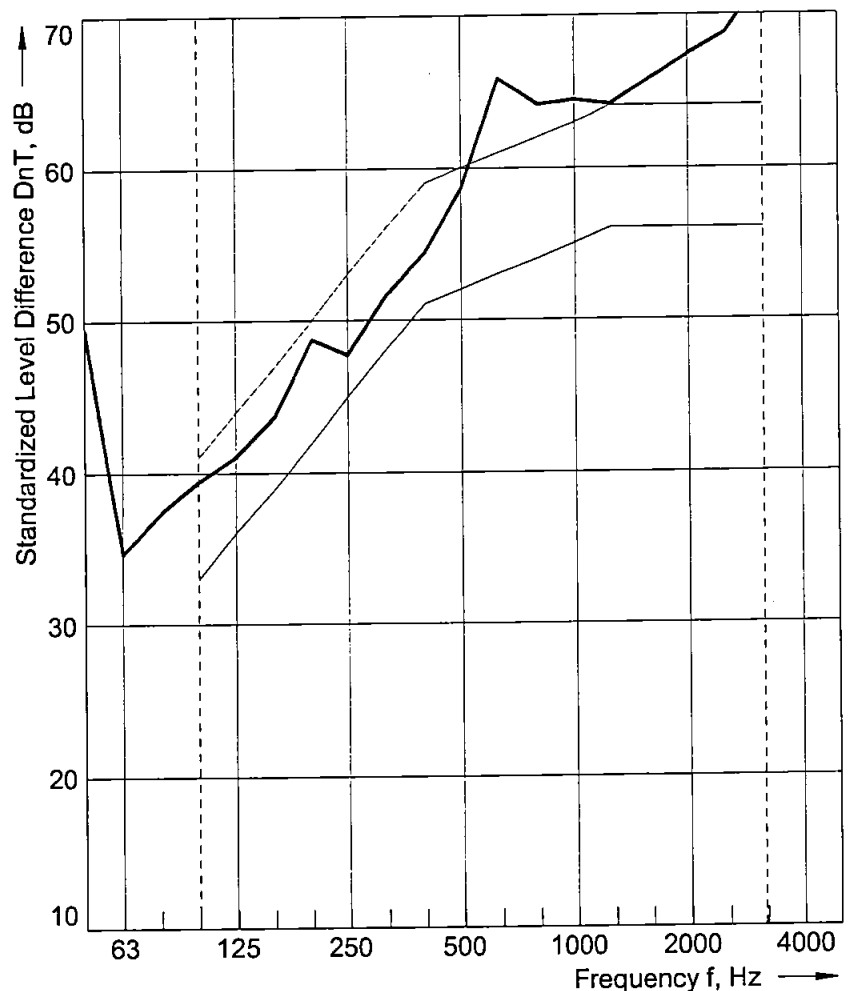
Description and identification of the building construction and test arrangement, direction of measurement:
1580 Pittwater Road, Mona Vale
Wall separating Unit 102 Living room from Unit 103 Living room

Source room volume: 47.25 m³
Receiving room volume V: 47.25 m³

----- Frequency range according to the
——— curve of reference values (ISO 717-1)

Frequency f Hz	DnT 1/3 Octave dB
50	49.4
63	34.6
80	37.4
100	39.4
125	41.0
160	43.8
200	48.7
250	47.7
315	51.5
400	54.4
500	58.6
630	65.9 B
800	64.1 B
1000	64.4 B
1250	64.1 B
1600	65.9 B
2000	67.4 B
2500	68.8 B
3150	72.2 B
4000	77.0
5000	78.5

B: DnT >= value shown



Rating according to ISO 717-1

$D_{nT,w}(C;C_{tr}) = 60 (-1; -6) \text{ dB}$

Evaluation based on field
measurement results obtained in one-
third-octave bands by an engineering

$C_{50-3150} = -2\text{dB}; C_{50-5000} = -1\text{dB}; C_{100-5000} = -1\text{dB};$
 $C_{tr,50-3150} = -9\text{dB}; C_{tr,50-5000} = -9\text{dB}; C_{tr,100-5000} = -6\text{dB};$

No. of test report: 4581B

Name of test institute: DAY DESIGN PTY LTD

Date: 15/03/2011

Signature: *[Signature]*

Standardized Level Difference according to ISO 140-4
Field measurements of airborne sound insulation between rooms

Client: Astoria Group Pty Ltd

Date of test: 10/03/2011

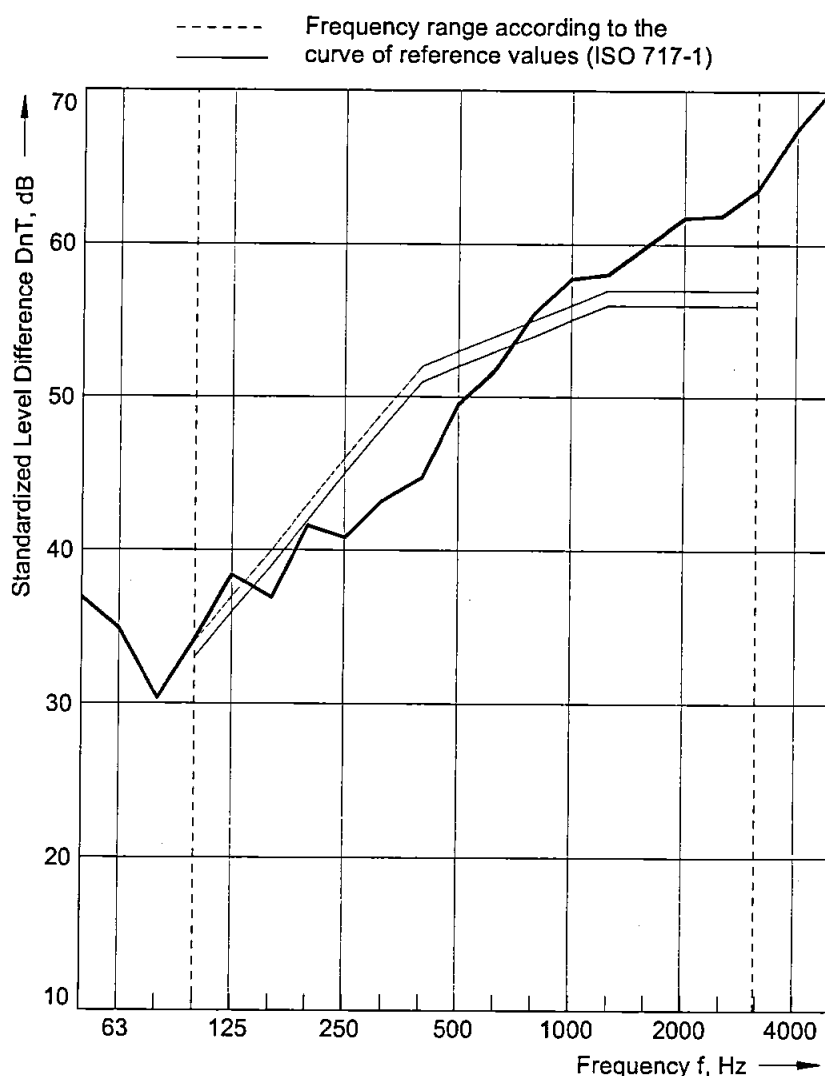
Description and identification of the building construction and test arrangement, direction of measurement:
 1580 Pittwater Road, Mona Vale
 Wall separating Unit 106 Bedroom from Unit 105 Bedroom

Source room volume: 42.6 m³

Receiving room volume V: 42.60 m³

Frequency f Hz	DnT 1/3 Octave dB
50	36.9
63	34.9
80	30.3
100	34.2
125	38.4
160	36.9
200	41.6
250	40.8
315	43.2
400	44.7
500	49.5
630	51.8
800	55.5
1000	57.7
1250	58.0
1600	59.9
2000	61.7
2500	61.8
3150	63.5
4000	67.4
5000	70.3

B: DnT >= value shown



Rating according to ISO 717-1

$D_{nT,w}(C;C_{tr}) = 53 (-2; -6) \text{ dB}$

$C_{50-3150} = -2\text{dB}; C_{50-5000} = -1\text{dB}; C_{100-5000} = -1\text{dB};$

Evaluation based on field measurement
 results obtained in one-third-octave
 bands by an engineering method

$C_{tr,50-3150} = -8\text{dB}; C_{tr,50-5000} = -8\text{dB}; C_{tr,100-5000} = -6\text{dB};$

No. of test report: 4581C

Name of test institute: DAY DESIGN PTY LTD

Date: 15/03/2011

Signature: *[Signature]*

Standardized Level Difference according to ISO 140-4
Field measurements of airborne sound insulation between rooms

Client: Astoria Group Pty Ltd

Date of test: 10/03/2011

Description and identification of the building construction and test arrangement, direction of measurement:

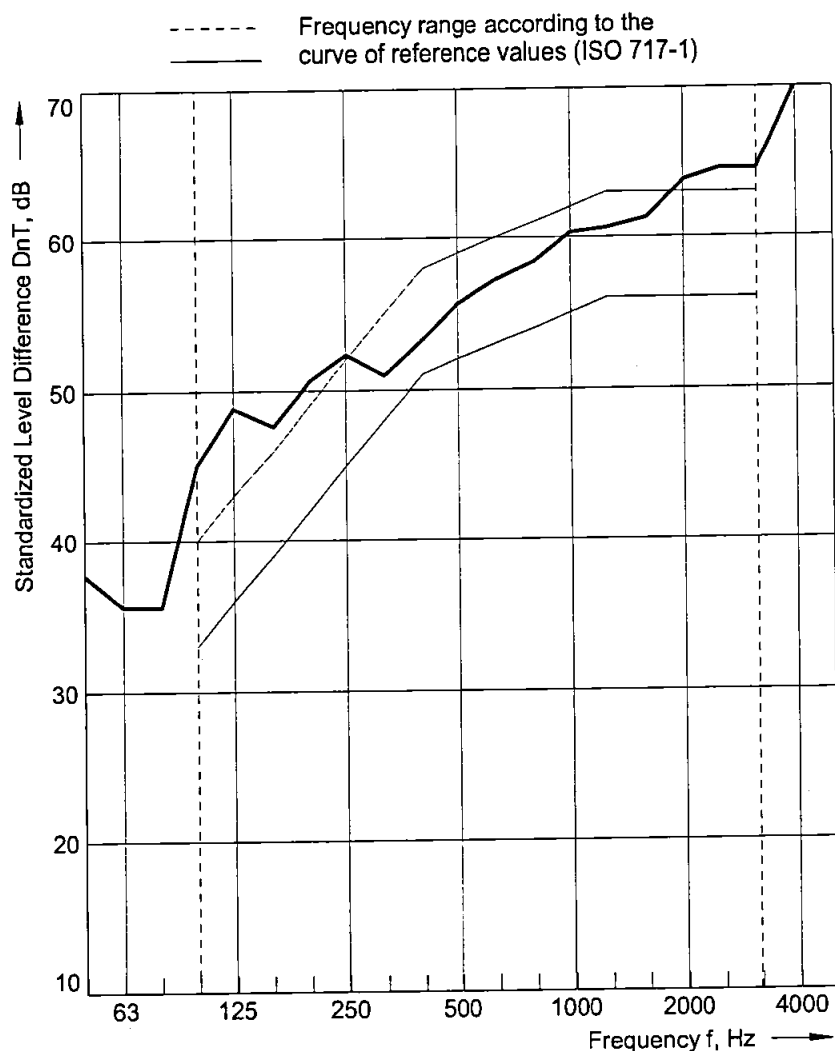
1580 Pittwater Road, Mona Vale

Floor separating Unit 105 Bedroom from Unit 205 Bedroom

Source room volume: 47.50 m³

Receiving room volume V: 47.50 m³

Frequency f Hz	DnT 1/3 Octave dB
50	37.7
63	35.6
80	35.6
100	45.0
125	48.8
160	47.6
200	50.6
250	52.3
315	50.9
400	53.3
500	55.6
630	57.2
800	58.4
1000	60.3
1250	60.6
1600	61.3
2000	63.8
2500	64.5
3150	64.5
4000	70.2
5000	73.6



Rating according to ISO 717-1

$D_{nT,w}(C;C_{tr}) = 59 (-1; -3) \text{ dB}$

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

$C_{50-3150} = -1 \text{ dB}; C_{50-5000} = 0 \text{ dB}; C_{100-5000} = 0 \text{ dB};$

$C_{tr,50-3150} = -7 \text{ dB}; C_{tr,50-5000} = -7 \text{ dB}; C_{tr,100-5000} = -3 \text{ dB};$

No. of test report: 4581D

Name of test institute: DAY DESIGN PTY LTD

Date: 15/03/2011

Signature:

Normalized Impact Sound Pressure Level according to ISO 140-7

Field measurements of impact sound insulation of floors

Client: Astoria Group Pty Ltd

Date of test: 10/03/2011

Description and identification of the building construction and test arrangement:

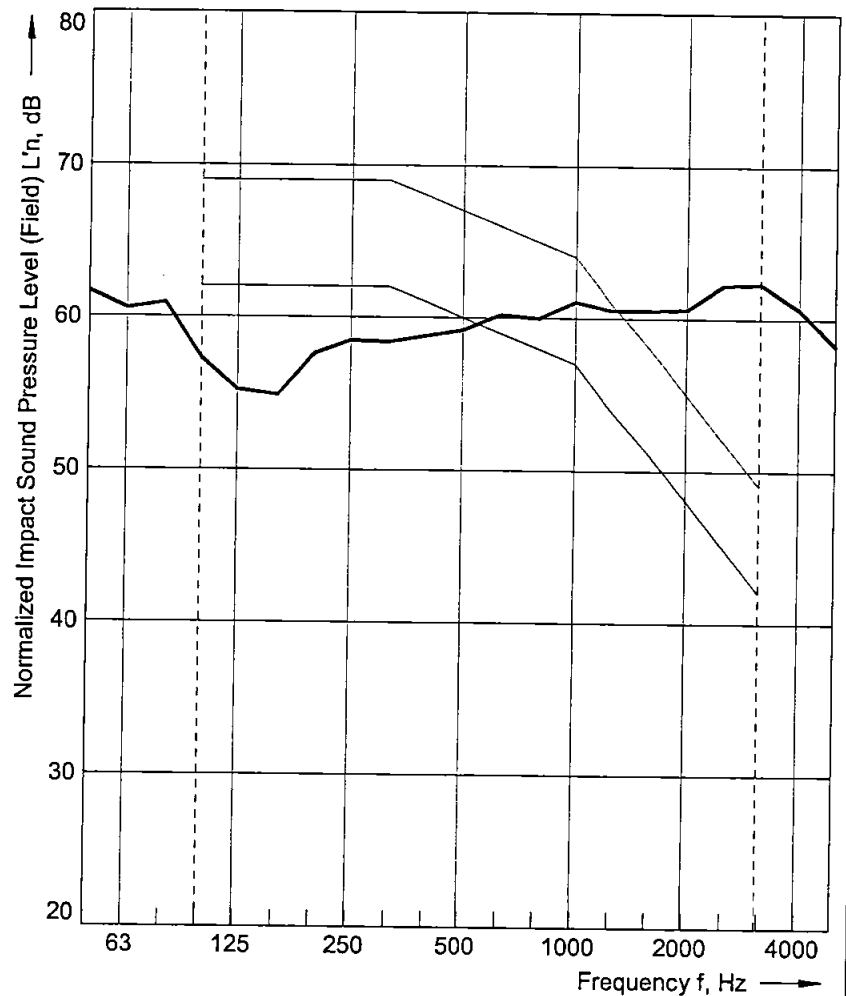
1580 Pittwater Road, Mona Vale

Floor separating Unit 203 Living room from Unit 103 Living room

Receiving room volume V: 47.25 m³

----- Frequency range according to the
——— curve of reference values (ISO 717-2)

Frequency f Hz	L'n 1/3 Octave dB
50	61.6
63	60.5
80	60.9
100	57.3
125	55.2
160	54.9
200	57.6
250	58.5
315	58.4
400	58.8
500	59.2
630	60.2
800	60.0
1000	61.1
1250	60.5
1600	60.5
2000	60.6
2500	62.2
3150	62.3
4000	60.6
5000	58.3



Rating according to ISO 717-2

$L'_{n,w} (C_1) = 67 (-11) \text{ dB}$

$C_{1,50-2500} = -10 \text{ dB}$

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report: 4581E

Name of test institute: DAY DESIGN PTY LTD

Date: 15/03/2011

Signature: *[Signature]*

**ACCESS REPORT
OCCUPATION CERTIFICATE**

**1580 PITTWATER ROAD,
MONA VALE**

**- UNDER SEPP -
SENIORS LIVING POLICY**

Prepared by Mark Relf
28th March 2011



Accessibility Solutions (NSW) PTY LTD
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

Assessment Report of Occupation Certificate for 1580 Pittwater Road, Mona Vale

Executive Summary

The following report has been prepared following an inspection of the Seniors Housing project at 1580 Pittwater Road Mona Vale having regard to conditions 24 to 30 and 22 for on-site building works.

24. All internal doors to all rooms are to have an 800mm clear opening measured in accordance with Figure 11(a) of AS 1428.1; internal corridors must have unobstructed width of 1,000mm; and circulation spaces must comply with AS1428.1.
25. The Kitchens are to be constructed in accordance with the requirements of Clause 16 of Schedule 3 of SEPP Seniors Living. The wall ovens in the kitchens are to have an 800mm height adjustable bench adjacent to them.
26. Each of the units are to have a private open space complying with Clause 81(f)(i) and (ii) of SEPP Seniors Living.
27. The entry gates into the courtyards from the walkways are to have an 850mm clear opening measured in accordance with Figure 11(a) of AS 1428.1. The adjacent paving external to the gate is to have a landing with the circulation space required by Figure 12(c) of AS 1428.1. The landing is to have cross falls in both directions not exceeding 1:40.
28. The gradients on the paths of travel from the street boundary to the units are not to exceed 1:20 with cross falls not exceeding 1:40 unless ramps constructed in accordance with the requirements of AS 1428.1 are provided.
29. The garages are to have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.
30. That all pathways within the site shall comply with clause 5.3 ramps of AS 1428.1.
22. Certification is to be provided from a suitably qualified accessibility consultant that the building and the proposed works in the public domain are compliant with the specifications of SEPP (SL) and the works outlined earlier in Clause C20.

The Consultant is to provide

Seniors Living Accessibility Occupation Certificate

ADDRESS: 1580 Pittwater Road, Mona Vale

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, Volume 1.

I...Mark Relf...of...Accessibility Solutions (NSW) Pty Ltd at 20 Begonia Street, Pagewood NSW 2035 hereby certify:-

That the accessibility and adaptability provisions provided within the construction of the seniors living housing project at 1580 Pittwater Road, Mona Vale complies with:-

- a) The relevant **accessibility and adaptability** clauses relevant to the State Environment Planning Policy – Seniors Living (SEPP SL 2004) relevant to the residential dwellings to satisfy **Conditions 20, and 24 to 30.**
- b) The relevant aspects of Australian Standards listed in SEPP SL: AS1428.1, AS1428.2, AS4299, AS4586.
- c) Other practices or standards relied upon for this certification:.....
- d) Exclusions: ~~YES~~/ **NO** .

Full Name of Access Consultant: Mark Stephen Relf

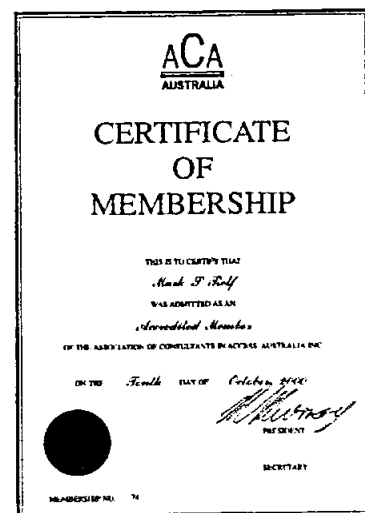
Qualifications and experience: Accredited Member of the Association for Consultants in Access (ACAA)

Address of Access Consultant:
20 Begonia Street, Pagewood, NSW 2035

Phone numbers:
Bus – 9695-1940...Fax – 9695-1906 ...Mob – 0417-467-007

Signature:  _____

Date: 28th March 2011

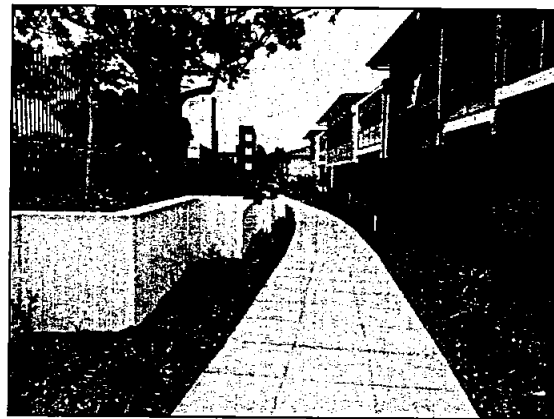


Access Inspection Assessment

1. Design requirements of SEPP Seniors Living Policy Clauses 52 to 72

Clause	Item Assessment	Compliance
Cls (52)(1)	Accessways to an Adjoining Road – The principal site entrance provides 1600 X 1600 minimum gateway landings, 850mm gateway opening with 1:20 or less graded walkway access from the Pittwater Road footpath to the common walkways that serve the two lifts and unit entries of the first floor level to satisfy and Conditions 27, 28, 30.	YES

The four unit entrances and two lift landing areas at ground floor provide at least 1550mm X 1550mm circulation space to the lift and each entry door in a manner that complies with AS4299/1428.1 to satisfy the Seniors Living Housing.

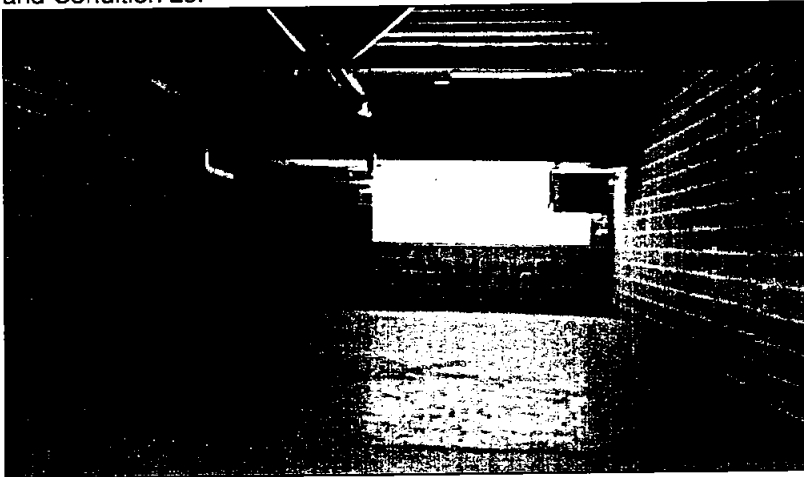
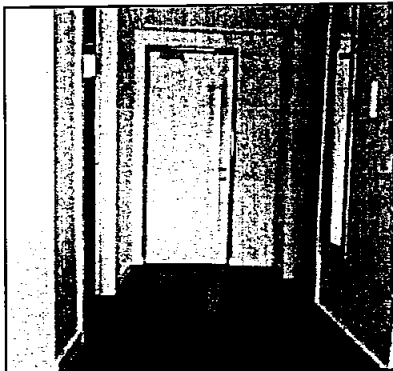


Cls (52)(3) Common Areas –

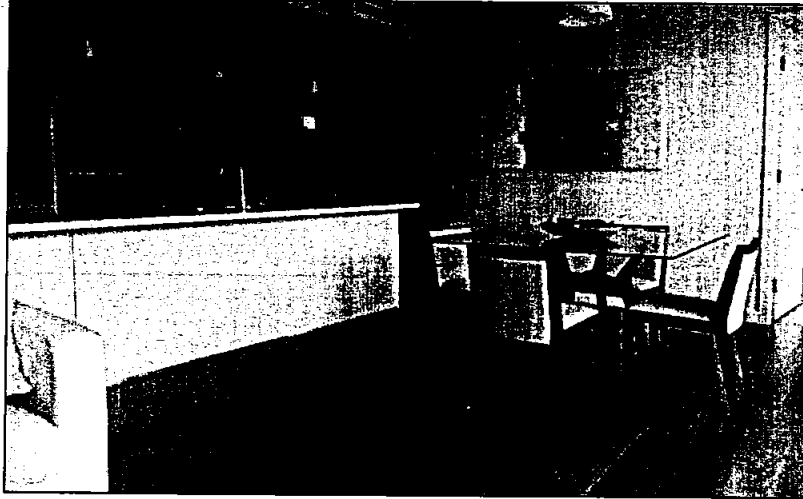
In addition to the general outdoor pathways and **two lifts** to enable a wheelchair accessible path of travel to the basement car park and second floor units with 1100mm X 1400mm lift cars, controls, handrails and auto doors in accordance with AS1735.12 to satisfy Part E3.6 of the BCA.

YES



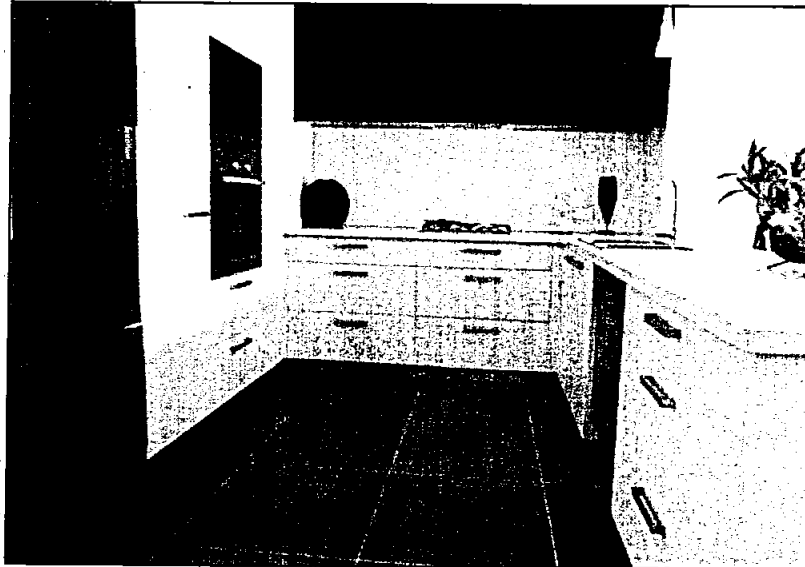
Clause	Item Assessment	Compliance
Cls (53)	Identification – The site has a single frontage and complies this clause.	YES
Cls (54)	Security – The low level pathway lighting on the common entrance pathways to the principle building entrances and to each unit complies.	YES
Cls (55)	Letterboxes – The letterboxes are installed adjacent to the accessible main entrance pathway and has a generally level (up to 1:40) 1550 X 1550 hard paved area adjacent the letter boxes which to comply.	YES
Cls (56) Resident	Car parking – The basement car park provides 3200mm to 6100mm width garages with provide 2500mm minimum height clearance over the spaces and 2300mm minimum entry and aisle height clearances to comply with the SLP.	YES
	The basement security shutter door and individual garage doors are powered remote controlled opening doors in accordance with the SLP and Condition 29.	YES
		
	The basement provides 2 lifts and undercover access to units to enable convenient access to the units above. The lifts provide a lift car size of a minimum 1100 X 1400mm to comply with AS1735.12 and the BCA.	YES
Cls (57)	Accessible entry – The individual dwelling entrances comply with this requirement in terms of minimum circulation space at doorways and level (up to 1:40) surface slope on the landings, threshold ramps and 920mm doors with lever door handles 1000-1100mm AFFL to the requirements of AS1428.1.	YES
		

Clause	Item Assessment	Compliance
Cls (58)	Exterior: general – The external sliding doors on each unit are "keyed alike locks" to comply with the SLP.	YES
Cls (59)	Interior: general – The internal corridors are 1000mm minimum width and at least 1200mm width doorway approach to all rooms in all units in accordance with the SLP to satisfy Condition 24 .	YES
Cls (60)	Living and Dining rooms – The combined living and dining areas provide the circulation space requirements and a potential illumination level of at least 300 lux to comply with this clause.	YES

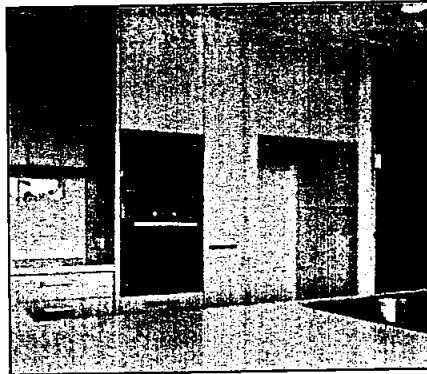
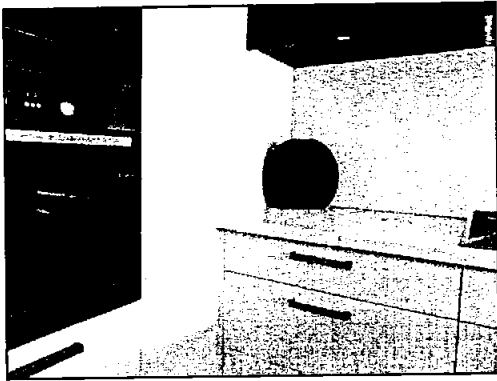


- Cls (61) **Kitchen** – The kitchens provide wall oven, cooktop and available bench space to include 800 mm width height adjustable benches, adaptable tap sets, cooktop isolating switch, a power point over a workbench that is within 300mm of the bench front, a fridge isolating switch 600mm-1100mm height AFFL and in a reachable position when the fridge is insitu and clearance between benches to comply with the SEPP SLP and **Condition 25**.

YES



Clause	Item Assessment	Compliance
--------	-----------------	------------



YES

CIs (62)

Main bedroom – The main bedroom for all units provide an area 3700 X 3600 plus a built-in robe.

YES



In all cases the rooms provide adequate clearance of at least 1200mm at the foot and 1000mm each side of a queen sized bed and circulation spaces at doorways to comply with SLP. The plans confirm 870mm doors with lever door handles 1000mm height AFFL to comply with the SLP.

The rooms also provide power points, TV and phone points in appropriate locations 600mm AFFL and a potential illumination level of at least 300 lux to comply with this clause to comply with the SLP.

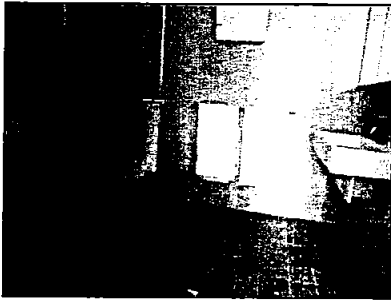
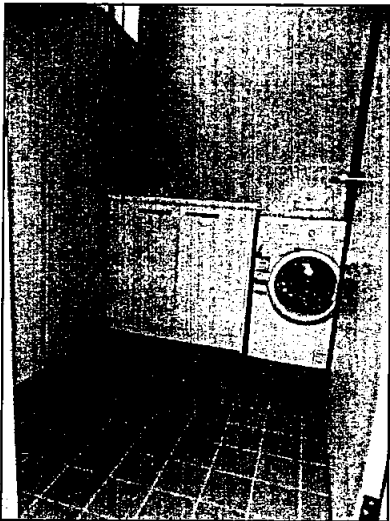
CIs (63)

Bathroom – The accessible bathrooms in every unit are 2200mm X 2400mm or 2060mm X 2600mm.

YES

The general format of bathrooms includes a:

- 1600mm X 1100mm shower or 1160mm X 1100mm hobless shower,
- Adaptable toilet pan and 900mm X 1250mm clear area in front of the pan,
- vanity basin with plumbing waste into the wall.

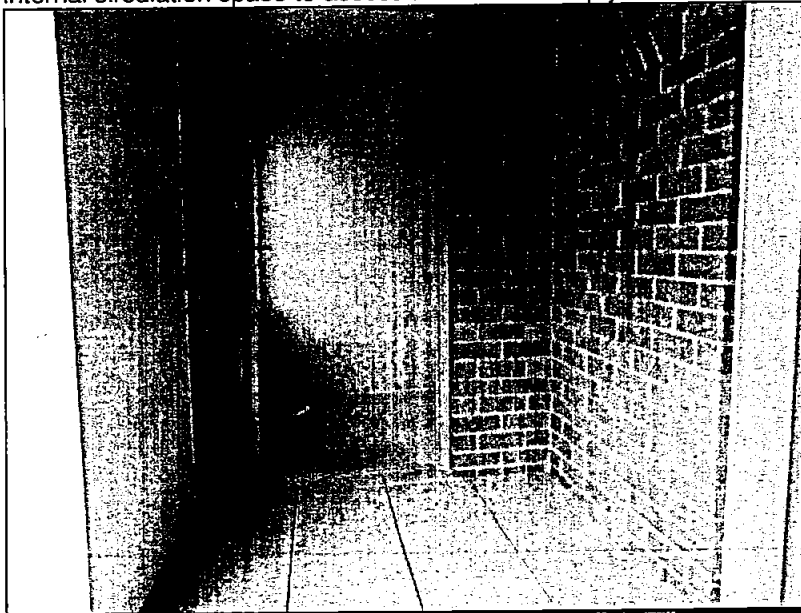
Clause	Item Assessment	Compliance
	The bathroom walls are strengthened to enable installation of grabrails and shower seat while the flooring provides flush transition at the doorway, a hand held shower rose, lever tap sets, and a wall cabinet and GPO to comply with SLP. 	YES
Cls (64)	Toilet – The bathrooms provide a layout that is a visitable toilet to comply with this requirement.	YES
Cls (65)	Access to kitchen, main bedroom, bathroom and toilet – All Units provide a main bedroom, bathroom and all living areas on the accessible entry level, which complies with this clause.	YES
Cls (66)	Lifts in Multi-Storey Buildings – the development proposes two (2) lifts to enable access to all levels in the development. The lift cars are 1100mm X 1400mm with internal controls on both sides and handrail to comply with AS1735.12 and part E3.6 of the BCA.	YES
Cls (67)	Laundry – The laundry facilities are provided with at 1300mm X 1300mm circulation space internally clear of appliances to comply with the SEPP SLP with space for a washing machine, drier and tub, slip resistant floors and thermostatic hot water controls. 	YES
Cls (68)	Storage – The units have a linen cupboard.	YES
Cls (69)	Doors – There are 920mm width external doors and 870mm width internal doors and lever doors handles 1000mm – 1100mm height AFFL to comply with this clause and Condition 24 .	YES
Cls (70)	Surface finishes – The outdoor paving and wet area flooring for the bathrooms and laundry is slip resistant.	YES
Cls (71)	Ancillary items – The light switches are located 1000 millimetres above floor level and general purpose outlets are at least 600 millimetres above floor level.	YES

Clause	Item Assessment	Compliance
--------	-----------------	------------

CIs (72)

Garbage – The garbage bin storage area and additional ancillary storage provides level pathway access with 1550mm X 1550mm internal circulation space to access the bins to comply with SLP.

YES



CIs 81 (f)

Private Open Space - The outdoor terraces provide level thresholds thereby enabling appropriate access in accordance with AS1428.1 and the SLP and Condition 26.

YES



Appendix A - Statement of Expertise

**accessibility
solutions** (NSW) PTY LTD

Consultancy Profile & Statement of Expertise

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

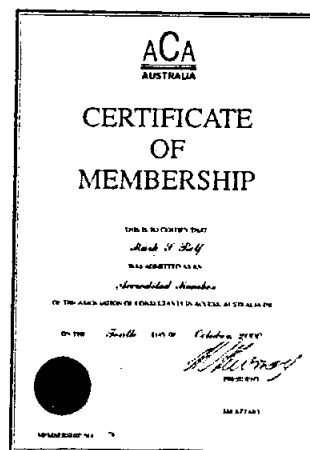
- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.





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Email: general@erbas.com.au
Website : www.erbas.com.au



31 March 2011

VIC Lilli & Partners

Suite 1, Level 5
56 Railway Pde
Burwood NSW 2134

Re: Alternative Solution – BCA F4.5 Ventilation of Rooms

Project: Proposed Self Care Apartments
Postal Address: 1580 Pittwater Road Mona Vale NSW

BCA Performance Requirement

FP4.5 Contaminated air must be disposed off in a manner which does not create a nuisance or hazard to people in the building or other property.

Deemed-to Satisfy Provisions

F4.5 A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and other room occupied by a person for any purpose must have

- (a) natural ventilation complying with F4.6; or
NSW F4.5(b).
- (b) a mechanical ventilation or air conditioning system complying with AS1668.2 and AS/NZS 3666.1.

Proposed Assessment Method

As there are no verification methods included in the BCA for the ventilation of bathroom as detailed in A0.9(b), we propose the use of Assessment Methods A0.9(a), (c) and (d).
Comparison with the deemed-to-satisfy provisions (b) will be discussed below.

Alternative Solution

F.4.5 (b) refers to AS1668.2 -1991 to determine the distance between air discharges and outside air opening such as doors, windows etc. AS1668.2 -1991 nominates a single distance of 6m regardless of the amount of air exhausted. This approach limits in particular small extraction quantities systems with low usage similar to domestic type applications to maintain a 6m distance to opening.

The new edition of AS1668.2 -2002 acknowledges the above issue and has introduced a table that reduces the distances between outside openings as the extraction quantities reduce. The minimum distance nominated is 1 meter with a maximum exhaust air quantity of 200L/s.



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Website: www.erbas.com.au



Proposal

The proposed bathroom / laundry exhaust design for the above project is based upon the 2002 edition of AS1668.2, rather than the BCA recognized 1991 edition, with the following amendment:

Proposed engineered solution: The bathroom / laundry exhaust discharge point shall be a minimum distance of 1 metre to openings **with the exception of the bathroom window**; whereby the proposal is to locate the bathroom / laundry exhaust discharge point approximately 600mm from the bathroom awning window.

Note: The bathroom / laundry exhaust systems are classified under AS1668.2-2002 5.10.2 **Discharges not deemed objectionable**.

It is recommended that the above proposal be considered inline with the Performance requirement of the BCA FP4.5 for the following reasons.

- AS1668.2 -2002 Table 5.4 indicates that less exhaust airflow can have less distance to air intake or opening.
- The maximum proposed extraction rate from each bathroom / laundry exhaust system is 120L/s which is approximately 40% less than the minimum rate specified by AS1668.2 -2002. Given that the minimum separation distance from discharges to openings specified by AS1668.2-2002 is 1 metre at 200 L/s, it is proposed that 120 L/s at 600mm be considered acceptable.
- Considering each bathroom / laundry exhaust system serves two bathrooms and one laundry, typically in a residential application, only one of these rooms will be occupied at any one time. Therefore the total extraction air flow will be highly diluted and considered to even less objectionable.
- The bathroom window is within 1 metre to the exhaust discharge point (approx. 600mm) however the bathroom window opening complies with the performance requirements of BCA F4.6 (a) Natural Ventilation. It is proposed that mechanically exhausting the effluent from this bathroom and the remaining bathroom and laundry be considered to be less detrimental to the occupants health because the effluent is being fan forced away from the building compared to relying on prevailing winds to ventilate the space.
- The non compliance to AS1668.2-1991 is limited to each individual apartment; each apartment is proposed to be provided with a dedicated extraction system; the system operates upon usage of the apartments occupants.
- The proposed bathroom / laundry exhaust points are mainly located above near / adjacent to the bathroom external windows; therefore the bathroom / laundry exhaust systems would operate only when occupants of that particular sole-occupancy operate the bathroom / laundry exhaust system.



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- The wet areas and WC are for residential usage; this is considered very low usage pattern comparing with WC's in commercial buildings.
- The extraction rate proposed to the wet areas is generally exceeding the minimum 1668.2-1991, air discharged by at least 50% and therefore the discharged air would be diluted and create less nuisance compared to minimum code requirements.

Note: Included in the preface of the 2002 version of AS1668.2 is the following:

This Standard was prepared by Standards Australia Committee ME-062, Ventilation and Air conditioning, to supersede AS 1668.2—1991, The use of mechanical ventilation and air-conditioning in buildings, Part 2: Mechanical ventilation for acceptable indoor-air quality.; and

In accordance with the philosophy of adopting a performance approach to building regulations, the main technical change to the Standard is the introduction of Dilution Indices (DI). Within that approach the structure of the Standard has been revised to include mandatory simple but conservative requirements complemented by optional and more complex analytical and performance approaches.

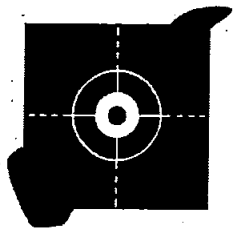
We possess indemnity insurance to the satisfaction of the building owner.

Company:	Erbas and Associates Pty Ltd
Full Name of the Certifier:	Geoff Quinn
Position:	Mechanical Engineer
Qualifications:	DipE(HVAC)
Address of Certifier:	15 Atchison Street, St Leonards NSW 2065
Business Telephone No:	(02) 9437 1022
Business Fax No:	(02) 9437 1025

Signature:

Date:

31-03-2011



Brentnall

Technical Solutions

Our ref: T11044

5 April 2011

Astoria Group
55 Grandview Street
PYMBLE NSW 2073

Att: Phillip Leech

Subject: Alternative Solution Assessment
Building Code of Australia Performance Requirement DP2
1580 Pittwater Road, Mona Vale

Reference is made to our engagement to review the alternative solution proposed with respect to the landing dimensions at the base of Stairs 01 & 03 at the above property.

In that regard we have reviewed the proposed design against the relevant provisions of BCA Performance Requirement DP2 and provide the following verification of compliance for review by the Certifying Authority for the project.

Should you require clarification of any matter contained within the report, please contact the undersigned.

Yours faithfully

Mark Brentnall

Brentnall Technical Solutions Pty Ltd



Alternative Solution Assessment Report

Prepared for

Astoria Group

Regarding

1580 Pittwater Road, Mona Vale

Reference: T11044

5 April 2011

Brentnall Technical Solutions Pty Ltd • Locked Bag 2005 Croydon LPO NSW 2132

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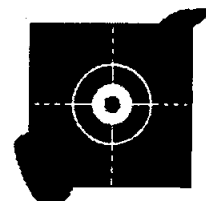
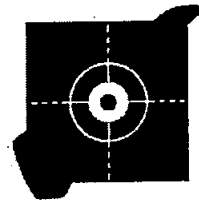


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Executive Summary

1.1 General

The development in question comprises a multi storey residential building at 1580 Pittwater Road, Mona Vale. The building is designed having landings at the ground floor base of Stairs 01 & 03 having a dimension of approximately 600mm between the bottom riser and the adjacent doorway. That configuration not being compliant with the requirements of BCA Clause D2.14 (a) (i) and D2.15 (d).

The proposed design has been reviewed against the applicable provisions of BCA Performance Requirement DP2 and found to be acceptable.

1.2 Recommendations

- (i) The exit door adjacent to the landing must swing in the direction of egress.
- (ii) Emergency lighting must be provided to the stairway to the requirements of AS 2293.1-2005.
- (iii) General lighting must be provided to the stairway to the requirements of AS/NZS 1980.0-1998.

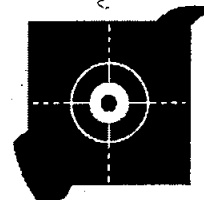
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1.3 Conclusion

Subsequent to the assessment detailed above it is the opinion of this office that the proposed alternative solution detailed below will meet the requirements of the Building Code of Australia as follows

- The landings at the base of Stairs 01 & 03, having a length of 600mm between the bottom riser of the stairway and the adjacent doorway.

The proposed design complies with BCA Performance Requirement D2 by providing a clear space that is suitable to ensure that occupants are not unduly obstructed by the operation of the doorway.



Introduction

Basis of Assessment

Location

The building being the subject of this report is a multi-storey residential building situated at 1580 Pittwater Road, Mona Vale. The area of the building being the specific subject of this report is the landing at the base of Stairways 01 & 03, being situated at the ground floor level.

Report purpose

This report has been prepared in response to a request from Astoria Group.

This report has been prepared to demonstrate the acceptability of the proposed design against BCA Performance Requirement DP2 having regard to the configuration of the landing.

Basis of report

This report is based on:

- (a) A review of drawings A104/U, A105/T, A202/L and A209/C prepared by Andrew Burns Architect;
- (b) Discussions with the Accredited Certifier assessing an application for an Occupation Certificate in relation to the subject building;
- (c) Building Code of Australia (BCA) 2010 – Volume 1;
- (d) Environmental Planning and Assessment Act, 1979, and Regulations;

Exclusions

This report does not imply, nor make reference to any aspects of the design other than the subject alternative solution.

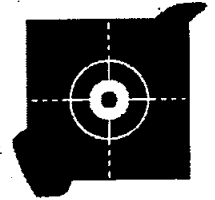
Methodology

The subject alternative solution has been reviewed by way of a qualitative assessment against the heads of consideration contained in BCA Performance Requirement DP2.

Building Code of Australia Description

For the purposes of this assessment the building may be described as follows

Classification	Rise in storeys	Type of construction	Effective height	Climate zone
2	2	B	Less than 12m	5



Proposed design

It is proposed that the landings to the base of Stairways 01 & 03 be constructed with a clearance of approximately 600mm between the bottom riser and the adjacent doorway.

Proposed Alternative Solutions

The proposed Alternative Solution incorporates a landing dimension of 600mm in lieu of the 750mm required by BCA Clause D2.14 (a) (i) and D2.15 (d).

The alternative solutions are to be assessed against the provisions of BCA Performance Requirement DP2.

Meeting the Performance Requirements

BCA Clause A0.9 states that

Compliance with the Performance Requirements can only be achieved by—

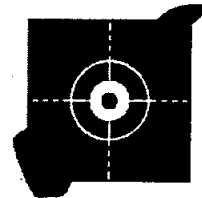
(a) complying with the Deemed-to-Satisfy Provisions; or

(b) formulating an Alternative Solution which—

(i) complies with the Performance Requirements; or

(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or

(c) a combination of (a) and (b).



Alternative solution

Deemed to satisfy requirement

With regard to the situation being assessed, BCA Clause D2.14 – Landings states:

In a stairway—

- (a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must—*
 - (i) be not less than 750 mm long, ...*

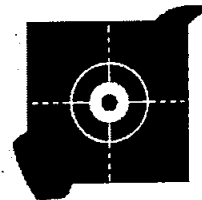
The proposed landings are approximately 600mm long and so do not meet the deemed to satisfy requirement.

Additionally, BCA Clause D2.15 – Thresholds states:

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—

- (a) ...; or*
- (b) ...; or*
- (c) ...; or*
- (d) in other cases—*
 - (i) the doorway opens to a road or open space, external stair landing or external balcony; and*
 - (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.*

The proposed landings are approximately 600mm from the doorway, situating the step at a point closer to the doorway than the width of the door leaf and so do not meet the deemed to satisfy requirement.



Verification of alternative solution

Performance Requirement

The applicable Performance Requirement that must be considered in the assessment of the proposed alternative solution is BCA Performance Requirement DP2; which states:

So that people can move safely to and within a building, it must have—

- (a) walking surfaces with safe gradients; and*
- (b) any doors installed to avoid the risk of occupants—*
 - (i) having their egress impeded; or*
 - (ii) being trapped in the building; and*
- (c) any stairways and ramps with—*
 - (i) slip-resistant walking surfaces on—*
 - (A) ramps; and*
 - (B) stairway treads or near the edge of the nosing; and*
 - (ii) suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and*
 - (iii) suitable landings to avoid undue fatigue; and*
 - (iv) landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and*
 - (v) in the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.*

The alternative solution will be assessed on the basis of the proposed design providing a building configuration that does not result in an obstruction by the doorway of the occupants using the stairway.

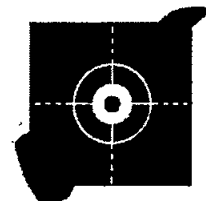
That assessment will satisfy the provisions of BCA Clause A0.9 (b) (ii).

Demonstration of acceptability

In this instance, the heads of consideration in Performance Requirement DP2 require a demonstration that verifies that the configuration of the landing will not result in an obstruction of occupants by the doorway leading from the stairway.

In that regard, it is necessary to demonstrate that the area provided by the landing is of adequate size to ensure that occupants traveling via the stairway are not impeded by the doorway.

The stairways in question are provided to serve the occupants of two apartments situated on the first floor of the building. In serving those apartments it is likely that the maximum population served by those stairways will be limited to a very small number, likely being in the vicinity of 10 people in the worst case.



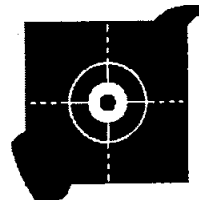
Recognising that limited population, and the width of the stairways, it is probable that the occupants will be travelling in single file down the stairway. As such, occupants will reach the landing at the bottom of the stairway individually with each occupant opening the doorway once they reach the landing.

The area of the landing, being approximately 1075mm x 600mm, is adequate for a single person to stand whilst they open the doorway. In that regard ISO/TR 7250-2:2010 provides details of standard human measurements, determined by a measurement survey of the population. That standard provides the following details relating to the dimensions of 95th percentile males and females in the UK.

Measurement	Male	Female
Shoulder breadth	530mm	490mm
Chest depth	280mm	290mm
Abdominal depth	330mm	340mm

On the basis that the above dimensions represent the largest likely occupants to use the stairway, the landing provides adequate area in which occupants may stop to operate the doorway.

The doorway provided at the bottom of each stairway is an outward-opening, swinging door with a lever-type latch. By opening outwards the doorway will not encroach on the space provided and as a result, will not create an obstruction.



Conclusion

As demonstrated by the assessment detailed above the proposed configuration of the landings at the base of Stairways 01 & 03 is adequate to allow for the effective use of the stairways and adjacent doorways without having a detrimental effect on the health, safety or amenity of the occupants of the building.

Author:

Mark Brentnall
For Brentnall Technical Solutions Pty Ltd

References

ISO/TR 7250-2:2010: *Basic human body measurements for technological design – Part 2: Statistical summaries of body measurements from individual ISO populations*



Industrial Research Services

Manufacturing & Materials Technology, Graham Road (PO Box 56), Highett, Victoria, Australia 3190
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Email: tiles@csiro.au Web: <http://www.cmmt.csiro.au>

Registered Testing Authority - Building Code of Australia

30 August 2007

Our Ref. EN13 / 1181 03/0212

TEST REPORT No. 4047.1s

Requested by: Romax Tiles Australia P/L
on (date): 24 August 2007
Manufacturer: Romax Tiles
Product Desc.: Romax Acestone Uptown Series - porcelain dust pressed full bodied rectified floor tile - matt finish, 300x600mm

Sampling details:
Where: Delivered
Date: 29 August 2007
By whom: Courier
How (methods): N/A

The results reported relate only to the sample(s) tested and the information received. No responsibility is taken for the accuracy of the sampling unless it is done under our own supervision. CSIRO cannot accept responsibility for deviations in the manufactured quality and performance of the product. While CSIRO takes care in preparing the reports it provides to clients, it does not warrant that the information in this particular report will be free of errors or omissions or that it will be suitable for the client's purposes. CSIRO will not be responsible for the results of any actions taken by the client or any other person on the basis of the information contained in the report or any opinions expressed in it. The reproduction of this test report is only authorised in the form of a complete photographic facsimile. Our written approval is necessary for any partial reproduction.

This test report consists of 3 pages

SUMMARY OF SLIP RESISTANCE TESTS PERFORMED:

	Result	Class
AS/NZS 4586:2004 Slip resistance classification of new pedestrian surface materials, Appendix D: OIL-WET Ramp		
Mean overall acceptance angle:	13.9°	R 10

In order to interpret the classifications, please refer to Standards Australia Handbook 197, An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials, which recommends minimum classifications for a wide variety of locations.

It is important to realise that test results obtained on unused factory-fresh samples may not be directly applicable in service, where proprietary surface coatings, contamination, wear and subsequent cleaning all influence the behaviour of the pedestrian surface.

CSIRO



Industrial Research Services

Manufacturing & Materials Technology, Graham Road (PO Box 56), Highett, Victoria, Australia 3190

Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Email: tiles@csiro.au Web: <http://www.cmmt.csiro.au>

REPORT NO: 4047.1s Page 2 of 3
ISSUE DATE: 30 August 2007
MANUFACTURER: Romax Tiles
PRODUCT DESC: Romax Acestone Uptown Series - porcelain dust pressed full bodied rectified floor tile - matt finish, 300x600mm

SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS

OIL-WET RAMP TEST METHOD

TEST CARRIED OUT IN ACCORDANCE WITH
AS/NZS 4586:2004 (Appendix D)

Test Date: 30 August 2007

Location: Slip Resistance Laboratory

Sample Fixed

Joint width: 0 mm

Surface structure: ☒ Smooth
☐ Profiled
☐ Structured

RESULTS

Mean overall acceptance angle: 13.9 °

Displacement space: not tested

CLASSIFICATION:

Slip Resistance Assessment Group:

R 10

Displacement Space Assessment Group:





Industrial Research Services

Manufacturing & Materials Technology, Graham Road (PO Box 56), Highett, Victoria, Australia 3190
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Email: tiles@csiro.au Web: <http://www.cmmmt.csiro.au>

REPORT NO:	4047.1s	Page 3 of 3
ISSUE DATE:	30 August 2007	
MANUFACTURER:	Romax Tiles	
TILE DESC:	Romax Acestone Uptown Series - porcelain dust pressed full bodied rectified floor tile - matt finish, 300x600mm	

Date and Place 30 August 2007, Highett, Vic

Name, Title and Digital Signature:

A circular digital stamp containing a handwritten signature in black ink. Below the stamp, the word "CSIRO" is printed in a bold, sans-serif font.

CSIRO

DAVID WEEKS
Technical Officer

Tel: 61 3 92526064
Fax: 61 3 92526011
Email: David.Weeks@csiro.au

Consulting services are available if further detailed analysis of the test results are required.

PR:W310807-15:57:31

AWTA TEXTILE TESTING

Australian Wool Testing Authority Ltd - trading as AWTATextile Testing
A.B.N. 43 006 014 106

1st Floor, 191 Racecourse Road, Flemington, Victoria 3031
P.O. Box 240, North Melbourne, Victoria 3051
Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : TUFTMASTER CARPETS PTY LTD
1 BENNET STREET
DANDENONG VIC 3175

TEST NUMBER : 7-541436-AV
DATE : 25/11/2005
ORDER NUMBER : 20840

SAMPLE DESCRIPTION Clients Ref: Anthology Prime
Textured loop pile carpet
Colour: cream
Approx pile height: 10mm

Material Specification:

Nominal composition: 100% wool
Nominal total pile mass: 1763g/m2
Nominal backing: primary - woven polypropylene
secondary - hessian

ASISO 9239.1-2003
Part 1

Reaction to Fire Tests for Floorings
Determination of the Burning Behaviour
using a Radiant Heat Source

Date of sample arrival: 07/11/2005
Date tested: 24/11/2005
Results:

CHF (Critical Heat Flux / Critical Radiant Flux)

	1	2	3	Mean	
Length	8.0	-	-	-	kW/m2
Width	7.4	7.0	8.0	7.5	kW/m2

Smoke Value

Length	48	-	-	-	% min
Width	64	66	70	67	% min

Observations: melting, blistering

Note: Sample was conditioned in accordance with BSEN 13238-2001 at a temperature of 23+/-2degC and Relative Humidity of 50+/-5% for a minimum of 48 hours prior to testing

Each specimen was tested over 'Bridgestone Airstep Cushion Pad' reconstituted fibre underlay of nominal thickness 9.0+/-0.8mm having a mass of 900+/-50g/m2 and clamped to a substrate of 6mm thick fibre reinforced cement board

148973

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(CONTINUED NEXT PAGE)

PAGE 1

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This Laboratory is accredited by the National Association of Testing Authorities, Australia, for:

- Chemical Testing of Textiles & Related Products : Accreditation No. 983
- Mechanical Testing of Textiles & Related Products : Accreditation No. 985
- Heat & Temperature Measurement : Accreditation No. 1356

The tests reported herein have been performed in accordance with its terms of accreditation. Samples, and their identifying descriptions have been provided by the client unless otherwise stated. AWTATextile Testing makes no warranty, implied or otherwise, as to the source of the tested samples. The above test results relate only to the sample or samples tested. This document shall not be reproduced except in full and shall be rendered void if amended or altered. This document, the names AWTATextile Testing and AWTATextile Testing Ltd may be used in advertising providing the content and format of the advertisement have been approved in advance by the Managing Director of AWTATextile Testing Ltd.



AWTA TEXTILE TESTING

Australian Wool Testing Authority Ltd – trading as AWTa Textile Testing
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1st Floor, 191 Racecourse Road, Flemington, Victoria 3031
P.O. Box 240, North Melbourne, Victoria 3051
Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : TUFTMASTER CARPETS PTY LTD
1 BENNET STREET
DANDENONG VIC 3175

TEST NUMBER : 7-541436-AV
DATE : 25/11/2005
ORDER NUMBER : 20840

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product in use

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PAGE 2

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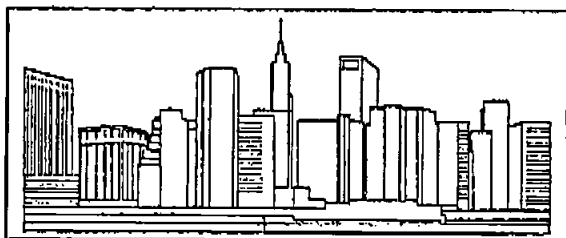


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INDEPENDENT WATERPROOFING PTY LTD

ACN 003 422 946

ABN 33 003 422 946

Waterproofing contractor licence:120288C

WATERPROOFING CERTIFICATE & WARRANTY

25th March, 2011

Builder: Astoria Projects Pty Ltd

Project: 1580 Pittwater Road, Mona Vale

We hereby certify that the materials applied when waterproofing the Planter boxes, balconies, front and rear and internal wet areas to units 1-15, as per contract using Parchem waterproofing products at the above project completed on 15th December, 2010. Has been done so in accordance with the material manufacturer's instructions and specifications; B.C. of A.H., Australian Standard AS3740, and local council regulations & requirements.

The waterproofing application is an accredited product in accordance with part A2.2 of the building code of Australia 1996.

We warrant the work done as to workmanship for a period of ten (10) years from the date of completion, and materials in accordance with the material manufacturers' various warranties.

For INDEPENDENT WATERPROOFING PTY LTD

Barry Michelmore

**DENNAT PROJECTS PTY LIMITED t/as
GALDAR WATERPROOFING**

ABN 35 099 380 033

Telephone: (02) 9645.1197
Facsimile: (02) 9738 9704
Mobile: 0411 336 913

Unit 20, 364 Park Road
Regents Park NSW 2143

CERTIFICATION

BUILDER: ASTORIA PROJECTS P/L
55 Grandview Street, PYMBLE NSW 2073

PROJECT: 1580 PITTWATER ROAD, MONA VALE

RE: Application of Parchem's Emerproof H.D.P.E. to:
*Basement Retaining Walls (553 sqm); and

Application of Parchem's Vandex & Emerproof H.D.P.E. to:
*Western Wall only Footing & 3 Courses High (51 sqm)

Dennat Projects Pty Ltd trading as Galdar Waterproofing hereby certifies that the abovementioned waterproofing has been installed in accordance with the Council's Specifications, Australian Standards AS 3740-2010, the Building Code of Australia 2009 Part-3.8.1 and the Manufacturer's specifications and recommendations.

Signed:
DENNIS RUTHERFORD
DIRECTOR

DATE: 2/03/2011

Please note: This Certification is subject to receipt of full and final payment due and payable or before the due date. This Certification will be voided at any time, if payment is not received in accordance with the NSW Building & Construction Industry Security of Payment Act, 1999.

14 April 2011

Astoria Projects Pty Ltd
PO Box 6215
Pymble NSW 2073

PROJECT – 1580 Pittwater Road, Mona Vale

The aluminium windows and doors supplied to the above project have been glazed in accordance with **Australian Standards AS 2047 – 1999** and the recommended practice of the Federal Glass Merchants Association of Australia and in accordance with **Australian Standards AS 1288 – 2006**.

All external glazing has a minimum reflectivity index of 25%.

Yours faithfully,




Mark Marsden
Broadview Aluminium
(Clint Jones Lic. No. 114472C)



Department of Lands

ASTORIA GROUP
PO BOX 6215
PYMBLE 2073

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 0LANDS
Fax (02) 9233 4357
www.lands.nsw.gov.au

Date: 28/2/2011

PLAN REGISTRATION NOTICE

THE UNDERMENTIONED PLAN WAS REGISTERED ON 28/2/2011

PLAN NUMBER: DP1160500

FOR READY IDENTIFICATION OF DOCUMENTS REFERRED TO IN DEPARTMENTAL
CORRESPONDENCE, PLEASE SHOW YOUR REFERENCE IN THE AREA PROVIDED
ON THE LODGMENT FORM

WARWICK WATKINS
REGISTRAR GENERAL

**KEIGHRAN GEOTECHNICS**

Geotechnical • Pavements • Materials • Consulting Engineers

Greg D. Keighran Pty Ltd (Inc NSW)

A.B.N. 84 073 692 387

P.O. Box 2325

North Parramatta NSW 1750

5/25 Isabella Street,

North Parramatta NSW 2151

Telephone: (02) 9890 7873

Facsimile: (02) 9890 7874

Email: mail@gdkgeo.com

Principal

G.D. Keighran BE P.Eng

Date: 15th March 2011

Your Ref:

Our Ref: 07198/GK/3

Astoria Group Pty Ltd
P.O. Box 6215
PYMBLE NSW 2073

Attention: Mr. P. Leech

Dear Sir,

**Re: Geotechnical Inspections and Certification
Seniors Living Residential Development
1580 Pittwater Road
Mona Vale**

At the request of Astoria Group Pty Ltd, Keighran Geotechnics has undertaken a number of geotechnical inspections both prior to and during the construction of the Seniors Living Residential Development at 1580 Pittwater Road at Mona Vale.

The initial geotechnical report for the project was prepared by Coffey Partners Report No. 22139/01-AB dated 10th March 2005 and we understand that Pittwater Council Forms 1 & 2 were prepared by Coffey Partners for the Development Application and the Construction Certificates.

Our inspections were undertaken during construction to confirm the founding conditions of footings and retaining structures were undertaken in accordance with the initial Coffey Partners report and the Structural Drawings No. 59469B - 0 Rev 0, 59469B-1 Rev C and 59469B-2 Rev B prepared by Kneebone & Baretta Consulting Engineers Pty Ltd

The above initial structural drawings by Kneebone & Baretta detailed the both pad & strip footing design founded in the weathered sandstone bedrock with an allowable bearing pressure of 700 kPa as recommended on the Coffey Partners Report.

During excavation of the basement floor level in November 2009, no significant sandstone bedrock was encountered and as a result the structural drawings 59469B-1 and 59469B-2 were amended by Kneebone & Baretta to incorporate bored piles taken to found in weathered bedrock with an allowable bearing pressure of 1000 kPa except for the 750 dia piles which required 1600 kPa end bearing.

The above required rock strata was encountered between 4.5 metres and 7 metres below the basement floor level and were socketted at least 0.3 metres into the sandstone bedrock with the required bearing pressure.

We confirm that the basement walls on the Pittwater Road side of the development have been designed and constructed as retaining walls in accordance with the amended structural drawings by Kneebone and Baretta Consulting Engineers Pty Ltd

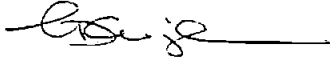
Please find attached our completed Pittwater Council's Form 3 to be submitted with this Report to Pittwater Council with the Occupancy Certificate.

We consider that there are no special maintenance requirements relevant to "Geotechnical Risk Management" required for the subject and completed development detailed above.

Yours faithfully,

KEIGHRAN GEOTECHNICS

per:



G.D. KEIGHRAN

Director - Principal Engineer

Attachment -

- | | | |
|------------|---|---|
| Appendix A | - | Form 3 – Post Construction Geotechnical Certificate |
| Appendix B | - | Structural Drawings by Kneebone & Baretta Pty Ltd as Amended
59469B-0 (original) , 59469B-1 (Issue C) and 59469B-2 (Issue D) |

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation
Certificate or Subdivision Certificate

Development Application for	Astoria Group Pty Ltd Name of Applicant
Address of site	Seniors Living Residential Development – 1580 Pittwater Road – Mona Vale

Declaration made by geotechnical engineer on completion of the Development

I, **Greg D Keighran** on behalf of **Greg D Keighran Pty Ltd T/as Keighran Geotechnics**
(Insert Name) (Trading or Company Name)

on this the **15th March 2011**

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I have verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: Geotechnical Investigation – Proposed Seniors Living Residential Development – 1580 Pittwater Rd – Mona Vale
Report Date: 10th March 2005
Author: Peter Waddell
Author's Company/Organisation: Coffey Geosciences Pty Ltd

I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.

I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.

I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent **D.A. N0301/05/S96/4** dated **6th September 2010**.
(D.A.No) (Date consent given)

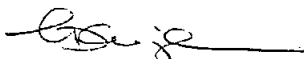
has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

Structural Drawings By Kneebone & Baretta Consulting Engineers Pty Ltd 59469B-0 (Original), 59469B-1 (issue C) and 59469B-2 (Issue D) Structural Engineers Certificate 59469-C2 dated 2nd March 2011 Report No. 07198/GK/3 dated 15th March 2011 by Keighran Geotechnics

Signature

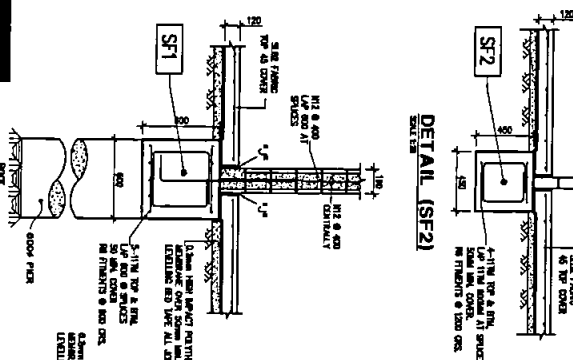


Name **Greg D Keighran**

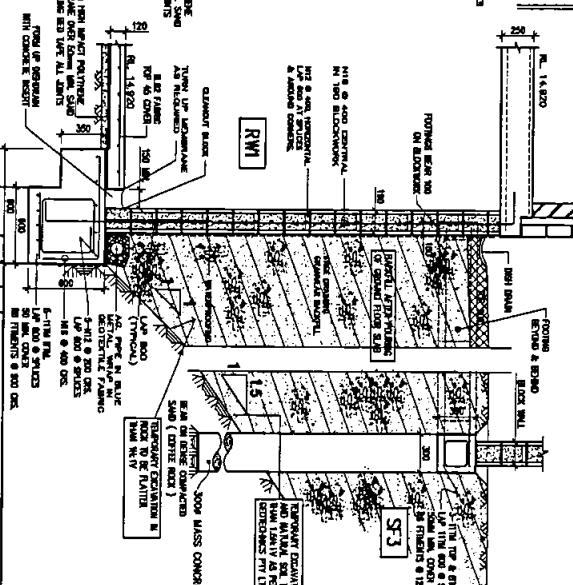
Chartered Professional Status...PE

Membership No. **286 467**

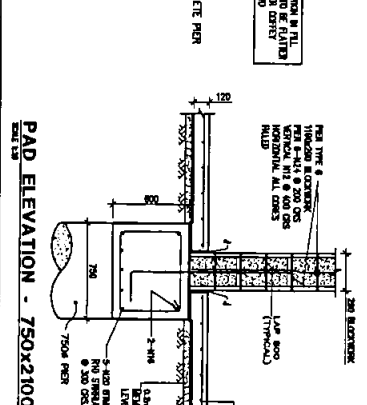
Company **Greg D Keighran Pty Ltd T/As Keighran Geotechnics**



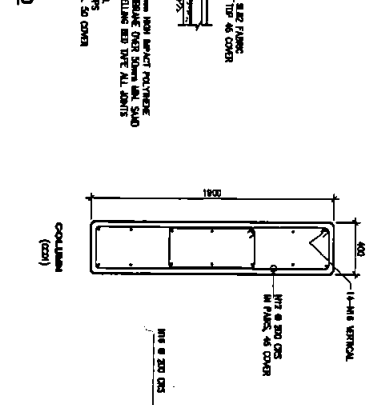
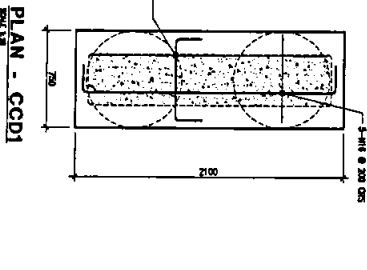
DETAILS



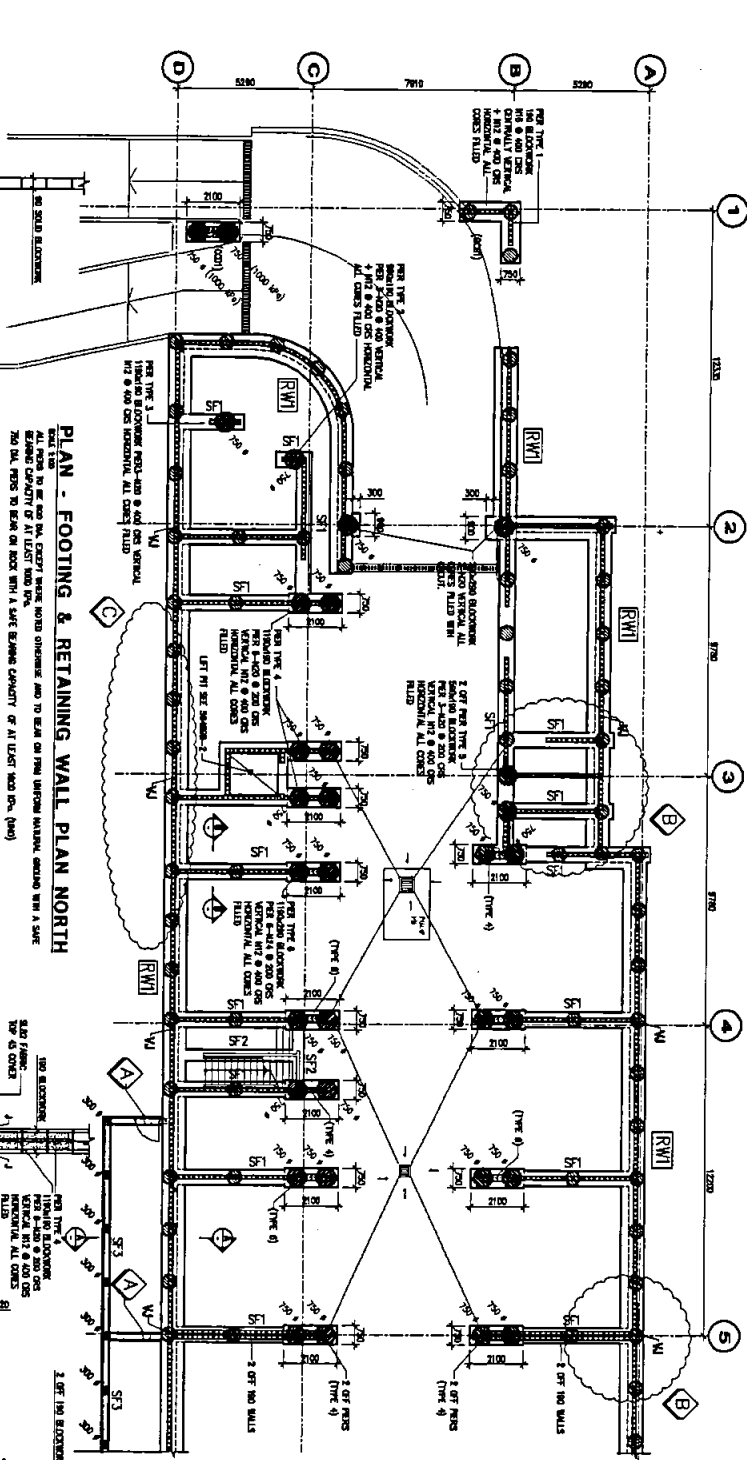
PAD ELEVATION - 750x210



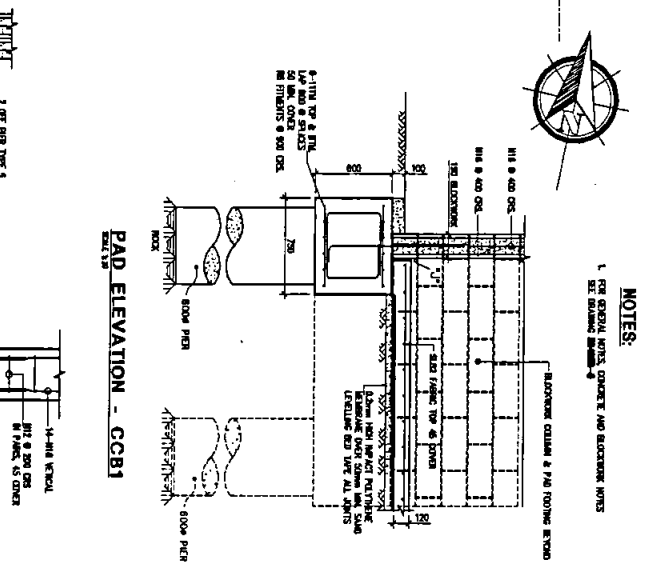
PAD ELEVATION - 750x2100
2017.11.29

PAD ELEVATION - CCDT
SCALE 1/20

PLAN - CCD



PLAN - FOOTING & RETAINING WALL PLAN NORTH
SCALE 3/8"=1'-0"



PAD ELEVATION - CCB:
SCALE: 1:20

NOTES:

1. FOR GENERAL NOTES, CONCRETE AND BLOCKWORK NOTES SEE DRAWING ~~1000-4~~

KNEBONE & BENNETTA CONSULTING PTY LTD STRUCTURAL & CIVIL ENGINEERS Level 10, 400 Pitt St 15-19 MARION STREET, PARATUVILLE, N.S.W. 2100 PH (02) 9550 1200 FAX (02) 9550 1207 EMAIL: admin@knebone.com.au		SCALE	1:50 1:20	PROPOSED APARTMENTS AT 1580 PITTMATER ROAD, MONA VALE FOR ASTORIA GROUP PTY LTD	DRAWING NUMBER 59469B-
		DATE	14-11-2004		
		DRAWN	QC		
		CHECKED	E.L.B.		
		APPROVED			
FOOTINGS & RETAINING WALLS NORTH					SCALE
					C

DRAINING NUMBER	TITLE	ISSUE
5946598-0	COVER SHEET	
5946598-1	FOOTING AND RETAINING WALLS NORTH	
5946598-2	FOOTING AND RETAINING WALLS SOUTH	
5946598-3	PAVING AND BASEMENT SLAB NORTH	
5946598-4	PAVING AND BASEMENT SLAB SOUTH	
5946598-5	GROUND FLOOR FORMWORK & BEAMS NORTH	
5946598-6	GROUND FLOOR BTL REINFORCEMENT NORTH	
5946598-7	GROUND FLOOR TOP REINFORCEMENT NORTH	
5946598-8	GROUND FLOOR FORMWORK & BEAMS SOUTH	
5946598-9	GROUND FLOOR BTL REINFORCEMENT SOUTH	
5946598-10	GROUND FLOOR TOP REINFORCEMENT SOUTH	
5946598-11	STAIR DETAILS	
5946598-12	FIRST FLOOR BTL REINFORCEMENT NORTH	
5946598-13	FIRST FLOOR TOP REINFORCEMENT NORTH	
5946598-14	FIRST FLOOR BTL REINFORCEMENT SOUTH	
5946598-15	FIRST FLOOR TOP REINFORCEMENT SOUTH	
5946598-16	ROOF SLAB DETAILS NORTH & SOUTH	
5946598-17	ROOF BEAMS & DETAILS	
5946598-18	ROOF FRAMING DETAILS NORTH	
5946598-19	ROOF FRAMING DETAILS SOUTH	

BOARD	BLIND	FACE	AND	SIZE	MARKET
FORMING BRASS & FIBRE	100	20			14.5
OILY/MS. VARNISH & STYRENE GLASS	50	20			14.0

- 01 ALL WORKMAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF ASTM
- 02 MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI
- 03 MORTAR FOR BRICKWORK TO BE AS FOLLOWS -
- A) UP TO FIRST LEVEL : 1 PART CEMENT : 1 1/2 TO PART LIME : 3 PARTS CLEAN SAND SHALL
- B) ALL OTHER : 1 PART CEMENT : 1 PART LIME :

21. RE: I CONSULTED WITH MY ASSISTANT ATTORNEYS AND SUGGESTED THAT MY WORKERS BE INSTRUCTED OR EMPLOYED BEFORE PROCEEDING WITH WORK.
22. DO NOT HAVE KNOWLEDGE OF WHAT THE STRUCTURAL ENGINEER ALL SET-OUT MEASUREMENTS TO BE PERFORMED BY EITHER.
23. ALL MEASUREMENTS AND MATERIAL TO COMPLY WITH THE REQUIREMENTS OF CANADIAN SOIL CODES AND WITH THE REQUIREMENTS OF RELEVANT BUILDING LAWS/ORDINANCES.
24. PROPOSED ANY TEMPORARY MEASURES NECESSARY TO ENSURE STRUCTURING IS MAINTAINED IN A STABLE CONDITION DURING DESIGN AND CONSTRUCTION.
25. THE STRUCTURE HAS BEEN DESIGNED FOR THE LIVE LOAD IN ACCORDANCE WITH A THREE PERCENT SHORT DURATION DISCOUNT FACTOR, AND THE DEAD LOADS ARE IN ACCORDANCE WITH THE CANADIAN STANDARD FOR DEAD LOADS.
26. MY LOADS HAVE BEEN DETERMINED ON THE BASIS OF AN AVERAGE WEIGHT OF 400 LBS/FT² PERMANENT CHARGING IN ACCORDANCE WITH ASSUMED

[illegible]

- 001 CONTACTED, WANTED TO VISIT, SHOWING IN SECTION OF PROPOSED TRAIL, AND EXAMINING TRAILS.
- 002 REMOTE TRAILS DOWN TO NOT LESS THAN THE BOTTOM OF THE SHOULDER, NOT DOWN FROM THE ROAD TO BE LOCATED BY WATCHERS BY MARKS SUCH AS BURNING, MARKS, CORDONNETS, AND THE LIKE.
- 003 ALL ROAD DEVELOPMENTS TO BE ACCORDING WITH APPLICABLE REQUIREMENTS BY ROAD CORNER ADVISORY REQUIREMENTS.
- 004 BUILD UP BUILDING NEARLY IN SOLID BUILT THE SHAPES OF BUILDING, ROAD CORNER ADVISORY REQUIREMENTS BY ROAD CORNER ADVISORY REQUIREMENTS.
- 005 REPAIR ROAD NEAR BUILDING NEARLY AND EXAMINING AT LEAST DOWN TO THE BOTTOM OF THE SHOULDER, NOT DOWN FROM THE ROAD TO BE LOCATED BY WATCHERS BY MARKS SUCH AS BURNING, MARKS, CORDONNETS, AND THE LIKE.

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51 KNOWLEDGE AND MATERIALS TO BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:-

- ASTM5 - STEEL HOLLOW SECTIONS FOR GENERAL STRUCTURAL PURPOSES
- ASTM6 & ASTM7 - STRUCTURAL STEEL - DIMENSIONAL TOLERANCES
- AS4000 - STEEL STRUCTURES CODE
- AS3554 - STRUCTURAL WELDING CODE
- AS4600 - BOLTED FORMED STEEL STRUCTURAL CODE (GENERAL SECTIONS)

 ASTORIA GROUP		KNEEBONE & BENETTA CONSULTING PTY LTD STRUCTURAL & CIVIL ENGINEERS 5-9 MARION STREET, PARRAMATTA, NSW, 2150 TELEPHONE: 02 9638 4346 FACSIMILE: 02 9638 4347 E-MAIL: ANDREW@KNEEBONE-ENGINEERING.COM.AU	
PROJECT NO. _____ DRAWING NO. _____ DATE _____ REVISIONS _____ APPROVED _____ DRAWN BY _____ CHECKED BY _____ SCALE _____ DATE _____ BY _____		PROPOSED APARTMENTS 1580 PITTSWATER RD, MONAVALE FOR ASTORIA GROUP PTY LTD COVER SHEET	
PROJECT NO. _____ DRAWING NO. _____ DATE _____ REVISIONS _____ APPROVED _____ DRAWN BY _____ CHECKED BY _____ SCALE _____ DATE _____ BY _____		DRAWING NUMBER 59469B-C ORIGINAL	



KNEEBONE & BERETTA CONSULTING ENGINEERS **PTY LTD**
 CONSULTING STRUCTURAL & CIVIL ENGINEERS
 ABN 63 483 315 179 ACN 001 710 327

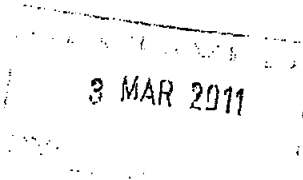
15-19 MARION STREET,
 PARRAMATTA NSW 2150
 SYDNEY - AUSTRALIA
 PHONE: + 61 2 9635-8299
 INTERNET: www.kneeboneandberetta.com

FAX: + 61 2 9891-2337
 E-MAIL: info@kneeboneandberetta.com

Ref: 59469-C2

2 March, 2011

Astoria Group Pty Ltd
 Suite 1 Level 1
 55 Grandview Street
 PYMBLE NSW 2073



Proposed Apartments at
1580 Pittwater Road, Mona Vale
for Mona Vale Links Pty Ltd

This is to certify that the following visual inspections were made during the construction of the above block of apartment:

<i>Date</i>	<i>Member</i>	<i>Item Inspected</i>
13-11-2009	Footings	Bearing and sizes of pier holes.
16-11-2009	Footings	Bearing and sizes of pier holes. Reinforcement of footing beams.
17-11-2009	Footings	Bearing and sizes of pier holes. Reinforcement of footing beams.
18-11-2009	Footings	Reinforcing steel for footing beams.
19-11-2009	Footings	Bearing and sizes of pier holes. Reinforcing steel for footing beams.
20-11-2009	Footings	Reinforcing steel for footing beams.
21-11-2009	Lift Pits	Reinforcing steel for base.
21-11-2009	Footings	Reinforcing steel for footing beams.
25-11-2009	Footings	Reinforcing steel for footing beams.
30-11-2009	Lift Pits	Reinforcing steel for walls.
01-12-2009	Retaining Walls	Reinforcing steel in blockwork.
03-12-2009	Retaining Walls	Reinforcing steel in blockwork.
15-12-2009	Retaining Walls	Reinforcing steel in blockwork.

DIRECTORS:

ENRICO L BERETTA BE(ETH) FIEAust CPEng(Reg)

BRUCE N JAMIESON BE MIEAust CPEng(Reg)

ANGELO J VARDOUNIOTIS BE MIEAust CPEng(Reg)

<i>Date</i>	<i>Member</i>	<i>Item Inspected</i>
18-01-2010	Garages	Reinforcing steel in slabs.
21-01-2010	Garages	Reinforcing steel in slabs.
27-01-2010	Garages	Reinforcing steel in slabs.
29-01-2010	Basement Driveway	Reinforcement in slab.
10-02-2010	Footings	Sizes and bearing of pier holes.
17-02-2010	Footings	Reinforcement in footing beams.
03-03-2010	Ground Floor Slab 7 to 9	Reinforcement in beams.
05-03-2010	Ground Floor Slab 7 to 9	Reinforcement in slab and stairs
12-03-2010	Ground Floor Slab 3 to 5	Reinforcement in beams.
13-03-2010	Ground Floor Slab 3 to 5	Reinforcement in slab and stairs.
19-03-2010	Ground Floor Slab 5 to 7	Reinforcement in beams and slab.
24-03-2010	Ground Floor Slab 2 to 3	Reinforcement in beams and slab.
08-04-2010	Footings	Reinforcement for column pad.
07-06-2010	First Floor 5 to 9	Reinforcement in beams, slabs and stairs.
08-06-2010	First Floor 1 to 5	Reinforcement in beams, slabs and stairs.
03-09-2010	Roof Slab 5 to 9	Reinforcement in beams and slab.
14-09-2010	Roof 5 to 9	Steel Framing Sizes.
20-09-2010	Roof Slab 1 to 5	Reinforcement in beams and slab.
01-10-2010	Roof 1 to 5	Steel Framing Sizes
24-02-2011	Entire Building	Aluminium louvres and completed building.

Based on the above listed visual inspections we are reasonably satisfied that the pier holes were excavated to adequate bearing on rock, that a polythene membrane in good condition with all joints taped was laid under the basement floors and that the reinforcement of the whole building was tied in accordance with the structural drawings 59769B-1 to 17 and our site instructions ready for the placing of concrete.

We are also reasonably satisfied that the structural steel work framing for the roofing was installed as per the structural drawings 59469B-18 and 19 and our site instructions ready for the laying of the metal deck sheeting and that the aluminium louvres facing the golf course were installed in accordance with our instructions.

DIRECTORS:

ENRICO L BERETTA BE(ETH) FIEAust CPEng(Reg)

BRUCE N JAMIESON BE MIEAust CPEng(Reg)

ANGELO J VARDOUNIOTIS BE MIEAust CPEng(Reg)

Ref: 59469-C2

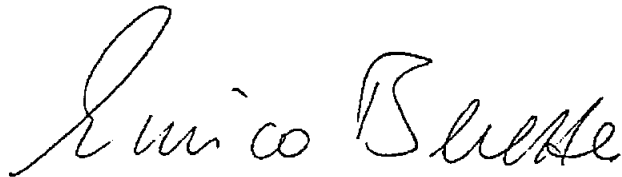
Page 3

*Proposed Apartments at
1580 Pittwater Road, Mona Vale
for Mona Vale Links Pty Ltd*

Please note that to the extent this certificate is based on visual inspections, this certificate does not extend to any matters concealed or not reasonably apparent on a visual inspection.

Our final inspection of 28 February 2011 revealed no signs of distress in the completed building and we are reasonably satisfied that the completed structure has been carried out as per our design which is adequate for the loads specified by the Building Code of Australia for residential buildings.

Further this certificate may only be relied upon by the addressee in the absence of our written consent.



for ENRICO L BERETTA
KNEEBONE & BERETTA
Consulting Engineers Pty Ltd

DIRECTORS:

ENRICO L BERETTA BE(ETH) FIEAust CPEng(Reg)

BRUCE N JAMIESON BE MIEAust CPEng(Reg)

ANGELO J VARDOUNIOTIS BE MIEAust CPEng(Reg)

Reference: 08M332
Contact: Kapila Magedara
Phone: 8849-2869
Fax: 8849 2849



Astoria Group Pty Limited
PO BOX 6215
PYMBLE NSW

Attention: Mr. Phillip Leech

DRIVEWAY ACCESS TO PROPOSED SEPP (SENIORS LIVING) AT 1580 PITTWATER RD, MONA VALE

Dear Sir,

I refer to your final claim email on 15/03/2011 under the Works Authorisation Deed.

The developer has met all of its requirements in relation to works within the state road reserve as detailed in the Works Authorisation Deed. In accordance with the Works Authorisation Deed, Final Completion of the Works is hereby granted.

This letter represents the Final Certificate of the project.

Release of the remaining 50% of security for \$7,000, has been arranged.

Please contact Mr Kapila Magedara on (02) 8849 2869 if you require further advice.

Yours faithfully


Kapila Magedara
Project Manager
Sydney Project Services

15 March 2011

Case No. 120033

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	Pittwater Council		
Street	1580 Pittwater Road, Mona Vale		
Lot No(s)	1	DP 456066	Lot No(s) DP
Development	SEPP SL development comprising 15 x 2 bedroom units and associated carparking.		
NAME OF APPLICANT	Astoria Group Pty Ltd		
APPLICANT'S ADDRESS	C/o Sydney Wide Coordinators PO Box 8314 Baulkham Hills BC 2153		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE DEVELOPMENT:

1. ~~Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
2. **Water facilities are available.**
3. ~~Water facilities cannot be provided within a reasonable time from the date of this certificate.~~
4. ~~Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
5. **Sewerage facilities are available.**
6. ~~Sewerage facilities are under the control of the local council.~~
7. ~~Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~
8. ~~Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE DEVELOPMENT:

9. ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
10. ~~Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
11. ~~Sewerage facilities are under the control of the local council.~~

Applicant Reference No. **7710**

Council Reference No. **301/05**

Name **S Sparkes**

Signature

(Approving Officer for and on behalf of Sydney Water)

Name **B Hall**

Signature

(Approving Officer for and on behalf of Sydney Water)

Urban Growth Business

Head Office

Dated:

17 February 2011

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.



21 March 2011

To Whom It May Concern

RE: 1580 PITTWATER ROAD MONA VALE

The following is to confirm that water conservation devices with a **AAA star rating** have been installed to the above property as to appropriate standards and guidelines and all hot water services have a minimum of **3.5 star rating**.

Should you wish to discuss further please do not hesitate to contact me.

Regards,

D&W PLUMBING AND CIVIL CONTRACTORS PTY LTD

DES WHITE
MANAGING DIRECTOR

D&W PLUMBING AND CIVIL CONTRACTORS PTY LTD

ABN 63 002 780 378
P.O. BOX 188 PADSTOW NSW 2211
91 MARIGOLD STREET REVESBY NSW 2212
Phone: (02) 8708 1000
Fax: (02) 9792 1135
Web: www.dwplumbing.com.au

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001818

CUSTOMER DETAILS

Name	ASTORIA HOMES		Telephone Contact	
Address	UNIT 1 / 1580 ASTORIA RD ASTORIA		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			UNIT 1
☐ Circuits			
☐ Lighting	20A	20	
☐ Socket-outlets	20A	20	
☐ Appliances	20A	1	UNDER BENCH OVEN
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. COEN

Licence No:

8288

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 M Ω	☒ 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:

A.P. Coen

Licence No:

8288

Signature:

[Signature]

Date of Testing:

8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA
(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:

A.P. COEN H/C

Licence No:

8288

Signature:

[Signature]

Date of Notice:

8-11-10

Address:

33 ASTORIA ROAD RD BRACKLETON HILLS

Telephone No.
or Other Contact

0418 280570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001833

CUSTOMER DETAILS

Name	ASTORIA AP55003		Telephone Contact	048280570
Address	Unit 2 / 1580 Pittman Rd Merivale		Meter No	106124497
Cross Street		Postcode	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
☐ Switchboards		39 LES	2 LES 2 DGW'S CHASCO
☐ Circuits		24 CHASCO	20A APC Supply CHASCO
☐ Lighting			
☐ Socket-outlets			1 LEAD 2 CHASCO PHS
☐ Appliances		1	20A G/B BERT own
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. CORN

Licence No:

EC 8288

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 M Ω	☒ 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:

A.P. CORN

Licence No:

EC 8288

Signature:

A.P. CORN

Date of Testing:

25-03-11

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:

A.P. CORN

Licence No:

EC 8288

Signature:

A.P. CORN

Date of Notice:

25-03-11

Address:

33 BARRIE RD BRACKLEY NSW

Telephone No.
or Other Contact

048280570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001819

CUSTOMER DETAILS

Name	ASTORIA PROJECT		Telephone Contact	0448 280 520
Address	UNIT 2/150 PETERMAN RD MOUNT VUE		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			
☐ Circuits			1600W 240V 15A
☐ Lighting			240V 15A
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A. J. Conn

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A. J. Conn

Licence No:

EC 8288

Signature:

A. J. Conn

Date of Testing:

8-11-10

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:

A. J. Conn

Licence No:

EC 8288

Signature:

A. J. Conn

Date of Notice:

8-11-10

Address:

33 ASTORIA PARK RD PETERMAN RD

Telephone No.
or Other Contact

0448 280 520

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001834

CUSTOMER DETAILS

Name	ASORR Projects		Telephone Contact	0448 280510
Address	CMT 3/1580 Rattray Rd North Melbourne		Meter No:	AVG 124498
Cross Street		Postcode	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
☐ Switchboards			2 LBS 20 AMP GPO'S GALAGO
☐ Circuits			20A A/C Supply GALAGO
☐ Lighting		34	1 EX PM 2 COLOUR PM
☐ Socket-outlets		22 D	
☐ Appliances		1	20A 4/5 GPO
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by:

AP. CORN

Licence No: EC 8288

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 M Ω	☒ 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: AP. CORN
Signature: [Signature]

Licence No: EC 8288

Date of Testing: 25-03-11

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: AP. CORN
Signature: [Signature]
Address: 33 ASORR PARK RD BRANTFORD NSW

Licence No: EC 8288

Date of Notice: 25-03-11

Telephone No. or Other Contact: 0448 280510

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by: _____ Date: _____

Comments: _____

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001820

CUSTOMER DETAILS

Name	R. S. R. Projects		Telephone Contact	0418 280 570
Address	Unit 3 / 1380 Pittwater Rd Mona Vale		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16 main 32A MCBs connected to 11kV Unit 3
☐ Circuits			
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A. J. CORN

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A. J. CORN

Licence No:

EC 8288

Signature:

Date of Testing:

8-11-20

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:

A. J. CORN R/C

Licence No:

EC 8288

Signature:

Date of Notice:

8-11-20

Address:

33 R. S. R. / 1380 Pittwater Rd Mona Vale

Telephone No.
or Other Contact

0418 280 570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001835

CUSTOMER DETAILS

Name	PETER PROBERTS		Telephone Contact	0418 280520
Address	Unit 4/150 Plover Rd Manly Vale		Meter No:	416124489
Cross Street		Postcode	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
☐ Switchboards			2 FB 20 GWS GARAO
☐ Circuits			20 A M/C supply GARAO
☐ Lighting		39	
☐ Socket-outlets		240	1 ER PM - 3 ceiling fans
☐ Appliances		1	20 A G/B oven
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

P. J. CORR

Licence No:

EC 828

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 M Ω	☒ 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:

P. J. CORR

Licence No:

EC 828

Signature:

Date of Testing:

25-03-11

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:

P. J. CORR Prop Ltd

Licence No:

EC 828

Signature:

Date of Notice:

25-03-11

Address:

33 Plover Rd Manly Vale

Telephone No.
or Other Contact

0418 280520

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer.COPY

CERTIFICATE NO: 001821

CUSTOMER DETAILS

Name	A. CORRIE		Telephone Contact	0418 280 570
Address	Unit 4/1580 Newmarket Rd Newmarket		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16kVA SUB MAIN
☐ Circuits			EXTRA TO M/S UNIT 4.
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A. CORRIE

Licence No:

EC8288

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 $M\Omega$	☒ 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:

A. CORRIE

Licence No:

EC8288

Signature:

A. CORRIE

Date of Testing:

8/11/10

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:

A. CORRIE

Licence No:

EC8288

Signature:

A. CORRIE

Date of Notice:

8/11/10

Address:

33 ROBERT PARK RD BRACKLETON HILLS

Telephone No.
or Other Contact

0418 280 570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001836

CUSTOMER DETAILS

Name	180 Rm 1205008		Telephone Contact	0418 280 510
Address	Unit 5/1580 Pittwater Rd Albion Park		Meter No:	116124500
Cross Street		Postcode	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
☒ Switchboards			2 CB - 20 GWS CHARGO
☒ Circuits			20A M/C 24V CHARGO
☒ Lighting		39	
☒ Socket-outlets		240	1 EX PAN 3 COUS FANS
☒ Appliances		1	20A U/B 0VW WIRING GUY
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. CORN

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.P. CORN

Licence No:

EC 8288

Signature:

Date of Testing:

25-03-11

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:

A.P. CORN M/C

Licence No:

EC 8288

Signature:

Date of Notice:

25-03-11

Address:

33 ABERN PARK RD BRANTFORD NSW

Telephone No.
or Other Contact

0418 280 510

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:	Date
Comments:	

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001822

CUSTOMER DETAILS

Name	ASTORIA PROTECTS		Telephone Contact	0418 280 570
Address	Unit 5/1580 Pictou Rd North Van		Meter No:	
Cross Street		Postcode	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
☒ Switchboards			10 kW SUB MAIN
☐ Circuits			PROG TO W/S - UNIT 5
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by:

A.P. CORN

Licence No: EC 8288

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 M Ω	☒ 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: A.P. CORN
Signature: [Signature]

Licence No: EC 8288

Date of Testing: 8-11-10

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: A.P. CORN
Signature: [Signature]
Address: 33 ASTORIA PIKE RD SOUTH HAVES HEAD

Licence No: EC 8288

Date of Notice: 8-11-10

Telephone No. or Other Contact: 0418 280 570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001837

CUSTOMER DETAILS

Name	M. S. P. / M. S. P.		Telephone Contact	0448280500
Address	Unit 6 / 150 Pittman Rd. Manly Vale		Meter No.	116124501
Cross Street		Postcode	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
☐ Switchboards			2 DB 2 DGR GRABO
☐ Circuits			20k M/S Supply
☐ Lighting		34	1 BFLAN - 2 CORNUS FMS
☐ Socket-outlets		22	
☐ Appliances		1	20k w/B con wiring only
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. CORR

Licence No:

EC 8288

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 M Ω	☒ 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:

A.P. CORR

Licence No:

EC 8288

Signature:

A.P. CORR

Date of Testing:

25-03-11

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:

A.P. CORR Pty Ltd

Licence No:

EC 8288

Signature:

A.P. CORR

Date of Notice:

25-03-11

Address:

33 Borden Park Rd Borden Park

Telephone No.
or Other Contact

0448280500

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001823

CUSTOMER DETAILS

Name	ASTORIA PROJECTS		Telephone Contact	0418 280 570
Address	UNIT 6/1580 PETERBOROUGH RD NORTH VICTORIA		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16 AMP SUB MAIN
☐ Circuits			2000W TO MAINS UNIT 6
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.F. Conn

Licence No:

EC 8288

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 M Ω	☒ 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:

A.F. Conn

Licence No:

EC 8288

Signature:

P. Conn

Date of Testing:

8-11-10

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:

A.F. Conn Pty Ltd

Licence No:

EC 8288

Signature:

P. Conn

Date of Notice:

8-11-10

Address:

33 ASTORIA PIKE RD BRACKLETON HILLS

Telephone No.
or Other Contact

0418 280 570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001838

CUSTOMER DETAILS

Name	Robert Masters		Telephone Contact	0468 280500
Address	Unit 7/1580 Pakenham Rd Moorabie		Meter No:	PA6124502
Cross Street		Postcode	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
☐ Switchboards			2 LTR 2 DBS CHARGED
☐ Circuits			2nd A/C Supply CHARGED
☐ Lighting		34	
☐ Socket-outlets		22	1 BX FAN - 2 CEILING FANS
☐ Appliances		1	2nd A/C SUPPLY CHARGED ONLY
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. CORR

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.P. CORR

Licence No:

EC 8288

Signature:

A.P. CORR

Date of Testing:

25-03-11

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:

A.P. CORR Pty Ltd

Licence No:

EC 8288

Signature:

A.P. CORR

Date of Notice:

25-03-11

Address:

33 ASBORN PARK RD BRADFIELD VIC

Telephone No.
or Other Contact

0468 280500

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001824

CUSTOMER DETAILS

Name	ASORIA PROJECTS		Telephone Contact	0448 280570
Address	Unit 7/1580 Pittwater Rd Manly NSW		Meter No:	
Cross Street		Postcode	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
☒ Switchboards			16 main sub main increase to 11/2 unit 7.
☐ Circuits			
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. Conn

Licence No: EC 8288

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 $M\Omega$	☒ 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: A.P. Conn
Signature: [Signature]

Licence No: EC 8288
Date of Testing: 8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA
(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: A.P. Conn
Signature: [Signature]
Address: 33 BULLA PARK RD BULLA VIC

Licence No: EC 8288
Date of Notice: 8-11-10
Telephone No. or Other Contact: 0448 280570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by: _____ Date: _____
Comments: _____

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001839

CUSTOMER DETAILS

Name	A. S. CORN PROS		Telephone Contact	048280370
Address	Unit 8/1500 Pittman Rd, Manly Vale		Meter No	121503
Cross Street		Postcode	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
☐ Switchboards			2 LB 20 CWS GANABO
☐ Circuits			20A A/c Supply GANABO
☐ Lighting		36	1 EX PR 2 COMB FANS
☐ Socket-outlets		24 D.	
☐ Appliances		1	20A G/B CWS
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A. S. CORN

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A. S. CORN

Licence No:

EC 8288

Signature:

A. S. CORN

Date of Testing:

25-03-11

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:

A. S. CORN PTY LTD

Licence No:

EC 8288

Signature:

A. S. CORN

Date of Notice:

25-03-11

Address:

33 AS CORN PTY LTD, 1500 Pittman Rd, Manly Vale

Telephone No.
or Other Contact

048280370

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001825

CUSTOMER DETAILS

Name	ASTORIA / No 50028		Telephone Contact	048 280 520
Address	Unit 8 / 1580 Pittwater Rd North Vaucluse		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16 AMP SUB MAIN
☐ Circuits			EXTENSION TO R/SW UNIT 8
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.F. CORR

Licence No:

EC 8288

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 M Ω	☒ 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: A.F. CORR
Signature: [Signature]

Licence No:

EC 8288

Date of Testing:

8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ASTORIA BUILDERS
(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: A.F. CORR PTY LTD
Signature: [Signature]
Address: 83 ASTORIA PARK RD Baulkham Hills

Licence No:

EC 8288

Date of Notice:

8-11-10

Telephone No.
or Other Contact

048 280 520

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001840

CUSTOMER DETAILS

Name	1820th Street		Telephone Contact	0418 290510
Address	Unit 9/150 Packer Rd New York		Meter No	946 124004
Cross Street		Postcode	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
☐ Switchboards			2 CB - 200A GARDER
☐ Circuits			2A MC Supply GARDER
☐ Lighting		31	
☐ Socket-outlets		220	1 BR FN - 2 CDDING 113
☐ Appliances		1	20A G/B OVEN
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.A. CORR

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.A. CORR

Licence No:

EC 8288

Signature:

A.A. CORR

Date of Testing:

25-03-11

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:

A.A. CORR

Licence No:

EC 8288

Signature:

A.A. CORR

Date of Notice:

25-03-11

Address:

33 1820th Street New York

Telephone No.
or Other Contact

0418 290510

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001826

CUSTOMER DETAILS

Name	A. J. CORRY / MESSORS		Telephone Contact	0418 280 570
Address	UNIT 9 / 1580 PETERBOROUGH RD MELB VIC		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16mm ² S&B MAIN
☐ Circuits			EXTENDED TO M/F 2 UNIT 9.
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by:

A. J. CORRY

Licence No: EC 8288

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 M Ω	☒ 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: A. J. CORRY
Signature: [Signature]

Licence No: EC 8288

Date of Testing: 8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA (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: A. J. CORRY Pty Ltd
Signature: [Signature]
Address: 33 BORDA ST PT RD BRIDGMAN (VIC)

Licence No: EC 8288

Date of Notice: 8-11-10

Telephone No. or Other Contact 0418 280 570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001827

CUSTOMER DETAILS

Name	ASTORIA / RESIDENT		Telephone Contact	0448 280520
Address	Unit 10/1580 Pittwater Rd, Manly Vale		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16 mm ² SUB MAIN. ENCLOSURE TO R/S UNIT 10
☐ Circuits			
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.F. CORR

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.F. CORR

Licence No:

EC 8288

Signature:

Date of Testing:

8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA
(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:

A.F. CORR PTY LTD

Licence No:

EC 8288

Signature:

Date of Notice:

8-11-10

Address:

33 BORA ROAD RD BRACKLEMAN HILLS

Telephone No.
or Other Contact

0448 280520

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001841

CUSTOMER DETAILS

Name	RSCORP PROJECTS		Telephone Contact	0468 280 500
Address	Unit 10/150 Pittwater Rd Manly		Meter No:	AMC 124503
Cross Street		Postcode	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
☐ Switchboards			2 CB - 2 poles GTHRO
☐ Circuits			2st 4/0 Supply GTHRO
☐ Lighting		31	
☐ Socket-outlets		220	1 BR fan - 2 CONCRETE PINS
☐ Appliances		1	2st 4/0 GTHRO WIRING
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

AP. CORR

Licence No:

EC 8288

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 M Ω	☒ 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: PHA CORR
Signature: P. Corr

Licence No:

EC 8288

Date of Testing:

25-03-11

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: AP. CORR Pty Ltd
Signature: P. Corr
Address: 33 Pittwater Rd Blackthorn House

Licence No:

EC 8288

Date of Notice:

25-03-11

Telephone No.
or Other Contact

0468 280 500

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001828

CUSTOMER DETAILS

Name	RSCORP / No 30008		Telephone Contact	0448 280 510
Address	Unit 4/1580 Acacia Rd Berrara VIC		Meter No:	
Cross Street		Postcode	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
☒ Switchboards			16mm SUB MAIN
☐ Circuits			CHANGED TO 11/20 UNIT 4
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. Conn

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.P. Conn

Licence No:

EC 8288

Signature:

Date of Testing:

8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and Energy Australia
(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:

A.P. Conn Pty Ltd

Licence No:

EC 8288

Signature:

Date of Notice:

8-11-10

Address: 1580 Acacia Rd Berrara VIC

Telephone No.
or Other Contact

0448 280 510

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001842

CUSTOMER DETAILS

Name	ASERK PROS		Telephone Contact	048 280 570
Address	Unit 11/130 Papanui Rd Meritau		Meter No:	AMG 124506
Cross Street		Postcode	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
☐ Switchboards			2 LBS - 20 GWS GARAGE
☐ Circuits			2A 1/2 SUPPLY GARAGE
☐ Lighting		36	
☐ Socket-outlets		240	1 BR PWR - 2 CEMENT PWS
☐ Appliances		1	2A 1/2 OVEN LIVING AREA
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.F. CORP

Licence No:

EC 8288

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 M Ω	☒ 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:

A.F. CORP

Licence No:

EC 8288

Signature:

Date of Testing:

25-03-11

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:

A.F. CORP

Licence No:

EC 8288

Signature:

Date of Notice:

25-03-11

Address:

33 Boardwalk Rd Auckland

Telephone No.
or Other Contact

048 280 570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001829

CUSTOMER DETAILS

Name	ASTORIA PROJECTS		Telephone Contact	0418 280570
Address	UNIT 12/1580 PRAIRIE RD MOUNT VERNON		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16 MAR 3 DB MAIN
☐ Circuits			ENERGISED TO M/SB UNIT 12
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. Conn

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.P. Conn

Licence No:

EC 8288

Signature:

[Signature]

Date of Testing:

8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA
(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:

A.P. Conn Pty Ltd

Licence No:

EC 8288

Signature:

[Signature]

Date of Notice:

8-11-10

Address:

33 ASTORIA PARK RD BAYVIEW HEATH

Telephone No.
or Other Contact

0418 280570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001843

CUSTOMER DETAILS

Name	ASERN 1125003		Telephone Contact	048 280 500
Address	Unit 12/130 Riddell Rd Manurewa		Meter No:	116 124 007
Cross Street		Postcode	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
☐ Switchboards			2 DB - 20 DBS GARAGE
☐ Circuits			20A M/S Supply GARAGE
☐ Lighting		36	
☐ Socket-outlets		216A	1 DB FAN - 2 ceiling fans
☐ Appliances		1	20A U/B over garage entry
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by:

A.P. CORN

Licence No:

EC 8288

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 M Ω	☒ 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:

A.P. CORN

Licence No:

EC 8288

Signature:

A.P. CORN

Date of Testing:

25-03-11

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:

A.P. CORN Pty Ltd

Licence No:

EC 8288

Signature:

A.P. CORN

Date of Notice:

25-03-11

Address:

33 ASERN PARK Rd Auckland Hills

Telephone No. or Other Contact

048 280 500

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001830

CUSTOMER DETAILS

Name	A. J. CORRIGAN		
Address	Unit 13/1580 Punt Road, North View		
Cross Street		Postcode	

Telephone Contact 0418 280500

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
☐ Switchboards			16 main DB main
☐ Circuits			2706-8 to M/Su Unit 13
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A. J. CORRIGAN

Licence No: EC 8288

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 M Ω	☒ 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: A. J. CORRIGAN
Signature: [Signature]

Licence No: EC 8288

Date of Testing: 8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and EVERNEY AUSTRALIA
(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: A. J. CORRIGAN Pty Ltd
Signature: [Signature]

Licence No: EC 8288

Date of Notice: 8-11-10

Address: 33 Beulah Park Rd Beulah Park

Telephone No. or Other Contact 0418 280500

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001844

CUSTOMER DETAILS

Name	BORN PROCES		
Address	CMT 13/1530 PICTURES 4, MEIA VAO		
Cross Street		Postcode	

Telephone Contact 0468 280520

Meter No: 6124484

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
☐ Switchboards			2 IB - 20 GWS GARAO
☐ Circuits			2nd H/L supply GARAO
☐ Lighting		31	
☐ Socket-outlets		220	1 BR JAR - 2 COORD JARS
☐ Appliances		1	2nd G/B over ceiling dry
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. COMA

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

D.H. COMA

Licence No:

EC 8288

Signature:

P. COMA

Date of Testing:

25-03-11

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:

A.P. COMA Pty Ltd

Licence No:

EC 8288

Signature:

P. COMA

Date of Notice:

25-03-11

Address:

33 BROWN PARK RD BRACKLETON HAVES

Telephone No.
or Other Contact

0468 280520

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001831

CUSTOMER DETAILS

Name	R. Scott / M. Scott		Telephone Contact	0468 290570
Address	Unit 14 / 1580 Pakenham Rd / Murrumbidgee		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16 MAIN SUB MAIN
☐ Circuits			ENTERED TO M/J 2014 UNIT 14
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. Conn

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.P. Conn

Licence No:

EC 8288

Signature:

P. Conn

Date of Testing:

8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA
(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:

A.P. Conn Pty Ltd

Licence No:

EC 8288

Signature:

P. Conn

Date of Notice:

8-11-10

Address: 33 ASQUITH PARK RD BENTON HILLS

Telephone No.
or Other Contact

0468 290570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001845

CUSTOMER DETAILS

Name	ASORN PROJECTS		Telephone Contact	0468 280520
Address	Unit 14/1500 Papanui Rd, Papanui		Meter No:	MC 124480
Cross Street		Postcode	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
☐ Switchboards			2 DB 200A CANADO
☐ Circuits			2nd A/C Supply CANADO
☐ Lighting		31	
☐ Socket-outlets		220	1 BR fan - 200Watts
☐ Appliances		1	2nd A/C OVER
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

AP. CORN

Licence No:

EC 8288

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 M Ω	☒ 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: AP. CORN
Signature: [Signature]

Licence No:

EC 8288
Date of Testing: 25-03-11

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: AP. CORN
Signature: [Signature]
Address: 33 ASORN Papanui Rd, Papanui

Licence No:

EC 8288
Date of Notice: 25-03-11
Telephone No. or Other Contact: 0468 280520

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001846

CUSTOMER DETAILS

Name	BORN MILES		Telephone Contact	0448 28050
Address	Unit 15/150 Pinner Rd Manly Vale		Meter No:	446 124486
Cross Street		Postcode	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
☐ Switchboards			2 LBS - 20 CARS GARAGE
☐ Circuits			20A M/S SUPPLY GARAGE
☐ Lighting		36	
☐ Socket-outlets		240.	1 EX IN - 2 COOKING GAS
☐ Appliances		1	20A M/S BURNER GARAGE
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☒ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

A.P. CORR

Licence No:

EC 8288

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 $M\Omega$	☒ 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:

A.P. CORR

Licence No:

EC 8288

Signature:

Date of Testing:

25-03-11

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:

A.P. CORR

Licence No:

EC 8288

Signature:

Date of Notice:

25-03-11

Address:

33 BORN MILES RD BROADBENT HILLS

Telephone No.
or Other Contact

0448 28050

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA

Project Number: J090100		Project Name: Woolworths Tooramina (Signage)	
Status:	Project Complete	Monday, 3 May 2010	Fee Proposal: F20090112
Group Category:	Certification	Certifier: Dean Morton	Consultant: Dean Morton
Scope:	Construction Certificate	Building Classification: -	
Development Type:	Unknown	Development Notes:	
Rise in Storeys:	0	Grade:	0
First Application Date:	Thursday, 15 April 2010	Notice of Commencement Date:	Monday, 10 August 2009
First Issue Date:	Monday, 3 May 2010	Final OC Date:	Monday, 3 May 2010
Project Client			
1 Woolworths Way			
Name	Woolworths Limited *	Phone	(02) 8885 0000
Fax	(02) 8885 8000	Bella Vista	NSW
Post Office Box	8000	BAULKHAM HILLS	NSW
State	NSW	Post Office Box	8000
Mobile Phone	(0414) 749 560	Mobile Phone	(0414) 749 560
Project Owner			
235 Springvale Road			
Name	Centro Group, Centro Properties Limited	Phone	(03) 8847 0000
Fax	(03) 9886 1234	Glen Waverley	Vic
Mobile Phone	investor@centro.com.au	Mobile Phone	3150
Project Invoice to			
1 Woolworths Way			
Name	Woolworths Limited *	Phone	(02) 8885 0000
Fax	(02) 8885 8000	Bella Vista	NSW
Post Office Box	8000	BAULKHAM HILLS	NSW
State	NSW	Post Office Box	8000
Mobile Phone	(0414) 749 560	Mobile Phone	(0414) 749 560
Project Authority			
Administration Building, 2 Castle			
Name	Coffs Harbour City Council	Phone	(02) 6648 4000
Fax	(02) 6648 4199	Coffs Harbour	NSW
Mobile Phone	coffs_council@chcc.nsw.gov.au	Mobile Phone	2450
Fee: Basis			
Rate	\$0.00	Amount	\$4,910.00
Payment: Method	Monthly Cash Flow of \$4,910.00	Amount	\$0.00
Fees: Council	\$0.00	Fees: Council	\$0.00
LSL	\$0.00	LSL	\$0.00
Other	\$0.00	Other	\$0.00
Invoice Number			
1507			
Date Description			
5/08/2009 CC			
Amount			
\$4,850.00			
Paid Date			
\$4,850.00			
Total of Invoices:			
\$4,850.00			
Activity Description			
Fee Proposal Issued			
9/03/2009			
Fee accepted, status now Project Active			
26/03/2009			
Construction Certificate issued to Client			
30/07/2009			
Final			
Project Complete - Well done!			
3/05/2010			
Final Occupation Certificate issued to Client			
3/05/2010			
Dean Morton			
Dean Morton			
Dean Morton			
Dean Morton			

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 001832

CUSTOMER DETAILS

Name	ASORIA / 1105008		Telephone Contact	0418280570
Address	UNIT 15 / 1580 NEWPORT RD MERRIMAN		Meter No:	
Cross Street		Postcode	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
☐ Switchboards			16mm SUB MAIN
☐ Circuits			EXPANSION TO 11/80 UNIT 15
☐ Lighting			
☐ Socket-outlets			
☐ Appliances			
Estimated increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☒ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

ASORIA

Licence No: EC 8288

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 $M\Omega$	☒ 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:	AS. CORRIE	Licence No:	EC 8288
Signature:	[Signature]	Date of Testing:	8-11-10

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUSTRALIA
(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:	AS. CORRIE	Licence No:	EC 8288
Signature:	[Signature]	Date of Notice:	8-11-10
Address:	33 ASORIA DRIVE RD BRADSHAW WALES	Telephone No. or Other Contact	0418280570

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date	
Comments:			

NECA



Astoria Projects Pty Ltd

ACN 106 386 243
ABN 99 367 862 051
Ph. 02 9488 6800
Fax. 02 9144 6864

PO Box 6215, Pymble NSW 2073
Level 1, Suite 1, 55 Grandview Street,
Pymble NSW 2073
Builders Licence: 164307C

20 April 2011

MV Links Pty Limited
PO Box 6215
Pymble NSW 2073

Dear Sir,

1580 Pittwater Road Mona Vale

This is to certify the fire sealing of all penetrations installed at the above project
comply with BCA Part C Specification 3.15.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Mark Shanahan', followed by a horizontal line.

Mark Shanahan
Astoria Projects Pty Ltd



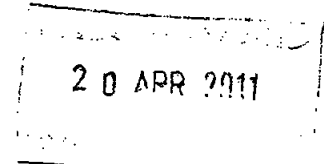
PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

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

14 April 2011

Astoria Group Pty Ltd
Level 1
55 Grandview Street
PYMBLE NSW 2073



Attention: - Phillip Leech

Dear Sir,

**Re: Final Inspection of Works in Road Reserve Associated with the Development at
1580 Pittwater Road, Mona Vale**

DA No. N0301/05/S96/5 - Compliance

A final inspection of the approved works in the road reserve at the above address and along Pittwater Road was carried out on 9 March 2011.

Condition B22 (undergrounding) has now been deleted from the Consent. Accordingly, Council advises that the work has been completed in accordance with the approved application to Council's satisfaction.

The footpath and bus stop works required by conditions C20a & C20b have been completed and are satisfactory.

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

Yours faithfully

Ross McWhirter
PROJECT LEADER – ROAD RESERVE MANAGEMENT

