

Telephone 1300 663 215
Facsimile (02) 9659 1633
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

Final Occupation Certificate **COUNCIL COPY**

CC no. **CC2004-03721**

Issued in accordance with the Environmental Planning & Assessment Regulation 2000 with reference to the Environmental Planning & Assessment Act 1979 Sections 109C(1)(c) and 109H

DETAILS OF THE APPLICANT

Name Clarendon Residential Communities Pty Ltd
Address Level 15, 56 Pitt Street, SYDNEY 2000
Contact no (telephone/fax) 8273 6000

DETAILS OF THE OWNER

Name Clarendon Residential Communities Pty Ltd
Address Level 15, 56 Pitt Street, SYDNEY

DETAILS OF THE BUILDING

Street Address 191 Garden Street, WARRIEWOOD 2102
Lot no. 3
Description of the building Two Storey Dwelling
DP no. 302016
Development Consent no. N0703/03
CC no. CC2004-03721
Council Area PITTWATER COUNCIL

DECISION OF THE CERTIFYING AUTHORITY

Type of certificate issued Final Occupation Certificate
Date of this decision 28/04/2006

Greenfield Accredited Certifiers Certificate No. CC2004-03721

PA10 - 3/5/2006 < Rec: 191145 >

INFORMATION ATTACHED TO THIS DECISION

Engineers Certificates for Piers and Slab
Wet Areas
Smoke detectors
Part A & B Pest treatment
Final Survey Report
Insulation Certificate
Landscaping Certificate
Floor Survey Report
Ridge Level Report
Glazing Certificate
Rainwater Tank Certificate

Council Submission Cheque - \$30.00

INSPECTIONS CARRIED OUT DURING CONSTRUCTION

Kieran Tobin has issued this Occupation Certificate on the basis that the subject stages of construction were inspected and were found to be satisfactory with reference to inspection reports prepared by accredited certifying authorities. The development was completed in accordance with the approved plans and specifications and Council's Development Consent conditions, where applicable.

Date	Inspection	Inspected by
27/04/05	Commencement	Kieran Tobin
27/04/05	Storm Water	Kieran Tobin
24/10/05	Frame / Wet Area	Kieran Tobin
14/02/06	Final OC Completion	Kieran Tobin

Greenfield Accredited Certifiers Certificate No. CC2004-03721

FINAL OCCUPATION CERTIFICATE

Kieran Tobin is satisfied that:

- ☒ A current development consent has been granted for the development
- ☒ A current construction certificate has been issued with respect to the plans and specifications for the building
- ☐ A current complying development certificate has been issued for the development
- ☒ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a class 1a building
- ☐ A final fire safety certificate has been issued for the building
- ☐ A final report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no. CC2004-03721

Date of the certificate 28/04/2006

SIGNATURE

Signed

Name


Kieran Tobin

Greenfield Accredited Certifiers

44

Accreditation no.

Accreditation Body

Department of Planning

10 Valentine Ave, Parramatta 2150

PCA Address

PCA Telephone

PCA Fax

PO Box 6160 Baulkham Hills BC NSW 2153

1300 663 215

9659 1633

Greenfield Accredited Certifiers Certificate No. CC2004-03721

CIVIL PROJECTS (AUST) PTY. LTD.

CONSULTING ENGINEERS

RECEIVED 2 6 APR 2005

Greenway Homes
Level 15, 56 Pitt Street
Sydney NSW 2000

Our Ref: GH044
Your Ref: 100025
Yr Order#:

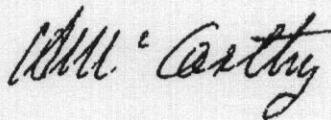
18 April, 2005

Dear Sir,

Greenway Homes
Lot 3 Kingfisher Way, Warriewood

The structural design for the concrete footings and floor slab for the above residence was prepared for the particular site and in accordance with the provisions of the relevant codes and standards.

The site was inspected prior to placement of concrete and it was noted that all work, including placement of waterproof membrane and fixing of steel reinforcement was carried out in a satisfactory manner. Consequently it is certified that the completed slab is structurally adequate.



A W McCarthy B.Sc.(Eng) MIEAust CPEng

Certificate of Installation of a Physical Barrier

In accordance with AS 3660.1-2000

Att: Maria
Kingfisher
Safe as Houses

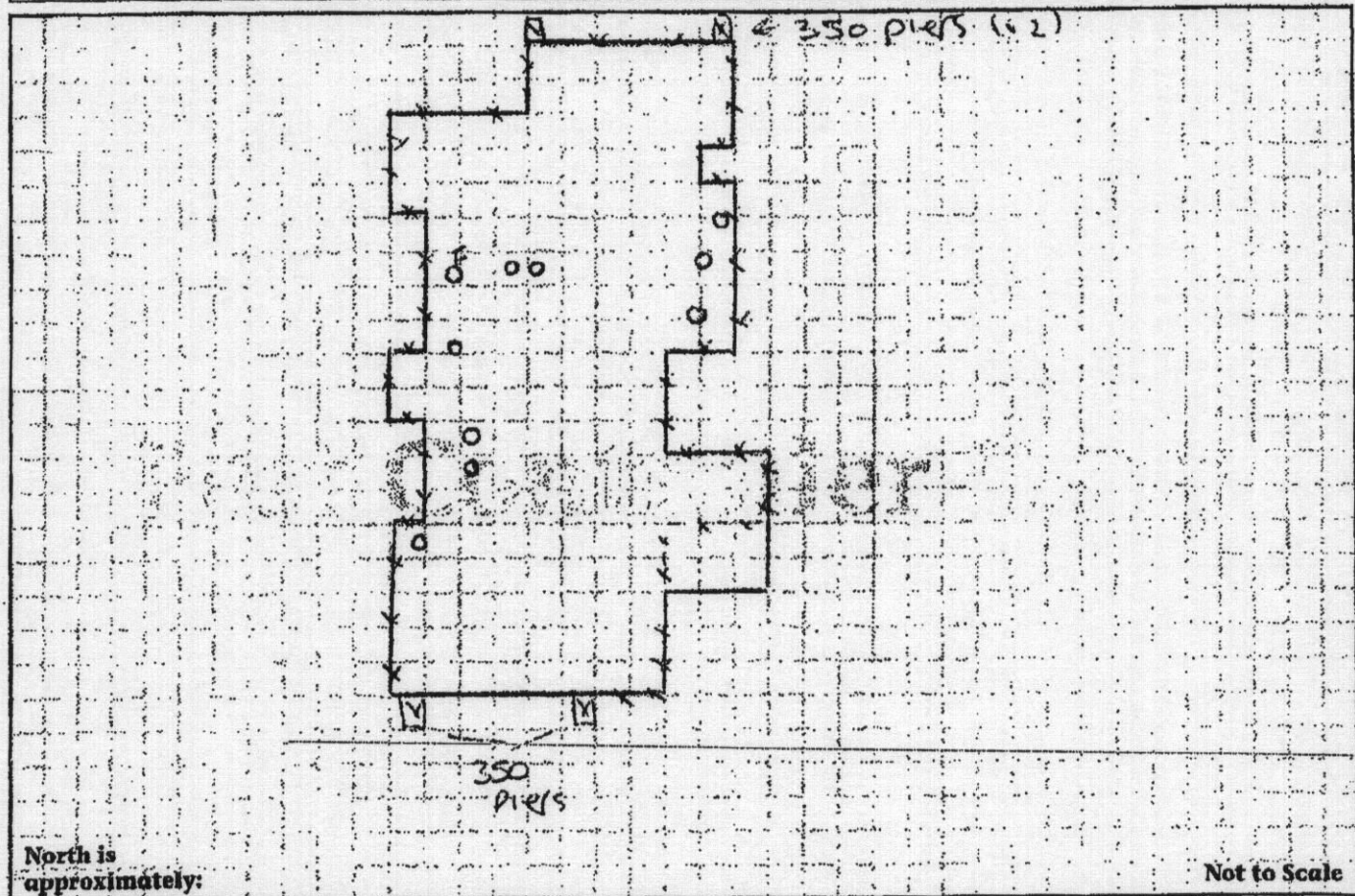
Sydney: 26 Anvil Rd, Seven Hills, NSW 2147
Brisbane: P.O Box 2010, Sunnybank Hills, QLD 4109
Newcastle: 1/19 Accolade Ave, Morisset, NSW 2264
Melbourne: P.O Box 124, Fairfield, VIC 3078
Tel: 1300 883 883 Fax: 1300 887 887

Name of owner/builder Greenway Homes

Property Address Lot 3 Kingfisher Lane
Warriewood NSW

A 1449

	Treatment Area	Product Used	Qty	Units	Date Installed	Technician	Warranty
●	Penetrations	Slab shields / foam	10	each	18/4/05	Rob	5
xxx	Perimeter	Chantrelle	68	lm	27/5/05	John	10
///	Perimeter - Single Skin						
●●●●●	Slab joints						
⌞	Step downs / Ret walls						
	Other						



It is very Important that the Termite Barrier is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way. Frequent inspections are very important. Termite barriers do not kill or stop termites. The barriers are installed to prevent concealed access only. The barriers are designed to force termites out into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A termite treatment in accordance with AS3660.2-2000 can be carried out to eradicate the termites.

If you become aware of termites do not disturb the termites in any way. You should notify this firm as soon as possible.

Limitations that apply to the above installation are:

Technician/Supervisor Signature: [Signature]

Date: 31/05/05

Aspect Development and Survey Pty Ltd

PO Box 161
Kingsgrove NSW 1480
Ph: (02) 9554 8388

ABN: 60 078 649 000
DX: 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax: (02) 9554 8588

18 April 2005

GREENWAY HOMES
Level 15 56 Pitt Street
SYDNEY NSW 2000

Our Ref: 21/1002808/55552
Your Ref: CPG/Domaine

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 3/270385, being Lot 3 in Community Plan, Deposited Plan Number 270385, situated with a frontage to Kingfisher Lane at Warriewood, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1002808/55552.
2. The survey undertaken is based on Title details dated 16 March 2005, obtained from the Land and Property Information New South Wales.
3. The survey undertaken is with regard to the new residence only and no other improvements have been located.
4. Standing upon and wholly within the boundaries of the subject land is formwork for the proposed residence.
5. The property bears neither name nor number.
6. The relationship of the formwork surveyed to the boundaries is as shown on the attached sketch.
7. The reduced levels of the formwork have been obtained at the approximate proposed finished floor levels and are shown on the attached sketch (Australian Height Datum).
8. The subject land is affected by:
Restriction(s) on the use of land created by Deposited Plan Number 270385.

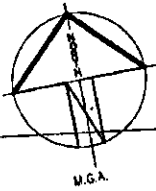
With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

9. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments.
10. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



David Burton B. Surv. M.I.S.Aust.
Surveyor Registered under the Surveying
Act, 2002



PT. I
COMMUNITY
PROPERTY

SKETCH

LOT 2

10.59

3

RL 10.44

FORMWORK

RL 10.13

RL 10.05

10.59

FORMWORK
0.99

KINGFISHER LANE

LOT 4

FORMWORK 0.27

KINGFISHER
LANE

BM 30
RL 9.30
(AHD)

LOT 30

(D) EASEMENT FOR MAINTENANCE AND ACCESS 0.7 WIDE

LEVELS ARE IN TERMS OF AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS FROM SSM 149154
SOURCE OF INFORMATION SCIMS DATED 31/01/2005

ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000

OUR REF: 21/1002808/55552
YOUR REF: CPG/DOMAIN

SUBURB: WARRIEWOOD

LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P.O. BOX 161
KINGSGROVE NSW 1480

14869

ASPECT DEVELOPMENT AND SURVEY Pty Ltd

A.B.N.60 078 649 000

PO Box 161
KINGSGROVE NSW 1480
Telephone 02 9554 8388

DX 11392
HURSTVILLE
admin@aspectsurvey.com.au

Level 2, 103 Vanessa Street
KINGSGROVE NSW 2208
Facsimile 02 9554 8588

17 March 2006

GREENWAY HOMES
DX 8102
BLACKTOWN NSW 2148

Our Ref: 21/1002808/60726,60727
Your Ref: CPG/Domaine/100025

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes, roof ridge height and finished floor levels only the land in Certificate of Title Folio Identifier 3/270385, being Lot 3 in Community Plan Deposited Plan Number 270385, situated with a frontage to Kingfisher Lane at Warriewood, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1002808/60726, 60727.
2. The survey undertaken is based on Title details dated 16 March 2005, obtained from the Land and Property Information New South Wales.
3. The survey undertaken is with regard to the new residence only and no other improvements have been located.
4. Standing upon and wholly within the boundaries of the subject land is a two storey brick residence with a tile roof.
5. The property bears neither name nor number.
6. The relationship of the residence surveyed to the boundaries is as shown on the attached sketch.
7. The reduced roof ridge height and finished floor levels have been obtained and are shown on the attached sketch (Australian Height Datum).
8. The subject land is affected by:
Restriction(s) on the use of land created by Deposited Plan Number 270385.

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

9. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments.
10. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



David Burton B.Surv. M.I.S.Aust.
Surveyor Registered under the Surveying
Act, 2002



PT. 1
COMMUNITY
PROPERTY

SKETCH

LOT 2

LOT 4

10.59

3

BALCONY

PERGOLA

RL 10.44

ROOF RIDGE
RL 17.42

RL 10.12

PERGOLA

TWO STOREY
BRICK RESIDENCE
TILE ROOF

ROOF RIDGE
RL 17.40

RL 10.03

BALCONY

10.59

WALL 0.27
GUTTER 0.09 CLEAR

RAI CONY
0.15

KINGFISHER LANE

KINGFISHER
LANE

BM 30
RL 9.30
(AHD)

LOT 30

(D) EASEMENT FOR MAINTENANCE AND ACCESS 0.7 WIDE

LEVELS ARE IN TERMS OF AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS FROM SSM 149154
SOURCE OF INFORMATION SCIMS DATED 31/01/2005

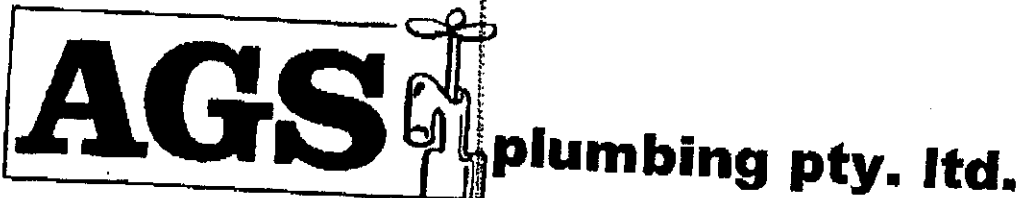
ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000

OUR REF: 21/1002808/60726,60727
YOUR REF: CPG/DOMAIN

SUBURB: WARRIEWOOD

LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P.O. BOX 16
KINGSGROVE NSW 1480



ABN 76 086303 102

8/22 HUDSON AVENUE,
CASTLE HILL, N.S.W.
AUSTRALIA, 2154.

CONTRACTOR'S AUTHORITY No. 101466C)
CONTRACTOR'S LICENCE No. L5872

TEL: (02) 8850 6133
FAX: (02) 8850 6144

08 March, 2006

Att: Carina Jones
Greenway Homes Pty Ltd
PO Box 7106
BAULKHAM HILLS BC NSW 2153

Re: Lot 3 Kingsfisher Way, Warriewood
Job #: 100026

This letter certifies that the Bluescope Think Tank rainwater harvesting system has been installed to the Manufacturer Standard, as per the following:-

- The tank fitted is a 2300 litre rainwater tank with the dimensions 1800mm x 1150mm x 1240mm high.
- The tank is fitted with a mains water top up kit which allows water to be drawn from the town water mains at times when rainfall is limited. The system will keep the tank filled up to nominally 40% capacity until such time as rainfall is available to fill the tank preferentially.
- There is a 100mm visible air gap between the tank and mains, which ensures there is no physical way in which water can backflow from the tank to the town water mains.
- The tank is fitted with a Davey XP350H pump.


Gary Waugh
Director
AGS PLUMBING PTY LTD

The Fibreglass Works

A.B.N. 93 003 987 424

Factory:
61 Wellington St
Riverstone NSW 2765

PO Box 257
Riverstone NSW 2765

Telephone : (02) 9627 5500
Fax : (02) 9627 3659

GOLD LICENCE No.:-17790C
CSIRO TECHNICAL ASSESSMENT No.:- 170

10 November 2005

GREENWAY HOMES
PO BOX 7896
BAULKHAM HILLS NSW 2153

SUBJECT: SHOWER TRAYS AND FLASHING

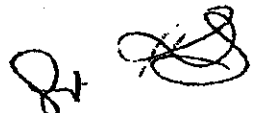
This is to confirm that The Fibreglass Works installed waterproofing to all internal wet areas as per:-

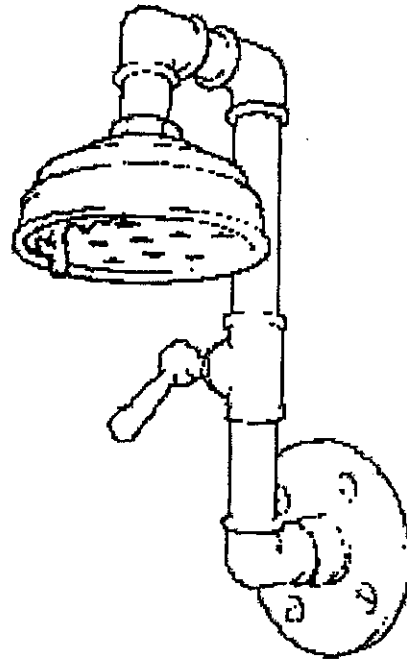
AUSTRALIAN STANDARDS 3740-2004 Standards as per THE FIBREFLASH
WATERPROOFING SYSTEM - CSIRO TECHNICAL ASSESSMENT 170.
A copy of this assessment is available upon request.

This work was carried out for GREENWAY HOMES on: 08/11/05
at 3 KINGFISHER LANE WARRIEWOOD

Order No. 100025/440
TFW Ref. 53203

Yours faithfully,
THE FIBREGLOSS WORKS


JEFFREY SAYLE
MANAGER



Christopher L. Poulton & Associates

Horticultural Consultants & Planners

P.O. Box 582, Riverstone NSW 2763

Office: (02) 9629 3010 Mobile: 0409 747 178 Fax: (02) 9629 3016

14th February, 2006

CERTIFICATE

**Shearwater Estate Warriewood
Lot 3 Kingfisher Lane, Warriewood NSW**

**This Certificate is to certify that all Landscaping for the
above mentioned property has been completed in
accordance with the Construction Certificate.**

Yours Sincerely,



**Mr Chris Poulton M.A.I.H.
Design and Landscape Consultant**



Compliance Certificate

Wideline Pty Ltd

(174 Pacific Highway, Tuggerah NSW 2259 - Ph 13 16 21)

is a participating member of the AWA Accreditation Program, provides a 7 year Guarantee against faulty workmanship and materials, is committed to the Industry Code of Conduct and has met the requirements of the annual AWA Compliance Audit conducted by a NATA accredited audit

The manufacturer certifies that the windows and doors supplied to:

Clarendon Homes - Lot 3 Kingfisher Lane, Warriewood

Delivered on:

have been manufactured to comply with the Australian Window Standard AS2047 and the Glass Standard AS1288 including human impact requirements as specified in the order.

31/01/06



Accreditation No. 13739

This inspection service is accredited by the National Association of Testing Authorities Australia. The services reported herein have been performed in accordance with the scope of accreditation

D.B.J.

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Builder / Installer

Date:

Visit the website: www.awa.org.au for accreditation details

Doc No. AWA.CC.005
Issued 03/2004

CSRTM
**Bradford
Insulation**

HOME INSULATION INSTALLATION GUARANTEE

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

Address Lot 3 Kingfisher Way Warriewood.

Date of Installation 27.10.05.

Product Installed:

R-Value

Gold Batts (ceiling)

2.5

Gold Batts (wall)

1.5

Rockwool Batts (ceiling)

Rockwool Batts (wall)

It is guaranteed that Gold Batts and Rockwool from BradfordTM Insulation will meet the following conditions, when installed in accordance with our directions.

1. Last the lifetime of your home.

2. Achieve Early Fire Hazard Performance Indices of: Ignitability 0; Spread of Flame 0; Heat Evolved 0; Smoke Developed 0; when tested in accordance with Australian Standard 1530 part 3 of 1989 (these are the best results possible).

3. Non-conductive; allergy free; batts will not pack down; will not rot; mould or deteriorate.

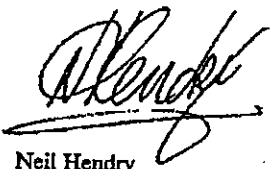
4. Achieve the following thermal resistances:

R4.0 achieves 4.0m². K/W R3.5 achieves 3.5m². K/W

R3.0 achieves 3.0m². K/W R2.5 achieves 2.5m². K/W

R2.0 achieves 2.0m². K/W R1.5 achieves 1.5m². K/W

5. In the unlikely event of any damage occurring as a direct result of the installation of BradfordTM Gold Batts or Rockwool, that damage will be rectified by the installer.



Neil Hendry
Group Marketing Manager
Bradford Insulation
CSR Limited
ABN 90 000 001 276



Smoke Alarm

Installation and Test Report

Building Code of Australia 2005 - Part 3.7.2

Ref: A.S. 3786 - 1993

Class 1 and 10 buildings, Class 2-9 buildings

Premises :

LOT 3 KINGFISHER LANE

WARRIEWOOD NSW 2120

Building Application No:

Customer Name:

GREENWAY HOMES

Type of System

Alarm Details



New

Product/Model No:

HPM645/1SB



Addition to existing

Aust. Elect. Authority

Certificate of Suitability: 04555V

Location of Detector

(wired to mains power and interlinked)



Hall



Bedroom



Other:

Total Number of Detectors Installed: 2

Installers Details:

J & M COSTA ENTERPRISES PTY LTD

ABN:83 740 243 711 Lic No:EC21515

Electrical Contractors

16 PRODUCTION PLACE

PENRITH 2750

Ph:0247311111 Fax:0247311889

Date of Installation and Testing: 20 DEC 2005

Signature:

