



Occupation Certificate

Section 109C(1)(c) of the Environmental Planning and Assessment Act 1979

PCA, Applicant & Site Details

1. Location and Title Description of the Property/Land:

Street No & Street: 1 Orchard Street
Suburb: WARRIEWOOD
Lot(s): 329
Section:
Deposited Plan(s): 1065723
Strata Plan:
Other:

2. Applicant:

Family/Company Name: Maincom Pty Ltd
Given Names/ACN: 080 619 174
Postal Address: Locked Bag 89
PENRITH 2751

3. Principal Certifying Authority:

Name: Mr Warrick B. Norris, Urban Approvals Pty Limited ACN 096 508 842
Accreditation No.: # 6328
Accreditation Body: Department of Infrastructure Planning and Natural Resources (NSW)

PCA's Signature:

Certification Details

4. Particulars

Determination: ☒ Approved ☐ Refused ☐ Pending (other)
Occupation Certificate
Determination Date: 23 March 2006
Certificate Type: ☒ Final ☐ Interim
Occupation Certificate No.: PC01105
Building Code of Australia classification: 1a & 10a
DA Consent No. and Date: 190/04 20th May 2004
CC No. and Endorsement Date: PC01105 31st January 2005
Building Details: Two Storey Dwelling

Principal Certifying Authority. Accredited Certifiers. BCA Consultant.

NATHERS

PH 1300 30 44 20

Urban Approvals Pty Ltd ABN: 82 096 508 842
Private Box 29, Southlands Centre SOUTH PENRITH NSW 2750
admin@urbanapprovals.com.au www.urbanapprovals.com.au

FAX 1300 30 46 20

5. PCA's Certification Statement

I, Warrick Norris, certify with respect to the building the subject of the Occupation Certificate Application made by the abovenamed Applicant that:

- (a) to the extent this certificate relates to an interim occupation certificate, the health and safety of the occupants of the building have been taken into consideration;
- (b) a current development consent or complying development certificate is in force for the building;
- (c) if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building; and
- (d) the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia;

PCA's Signature & Date:



23 March 2006

6. Occupation Certificate Attachments

- ☐ Signed Urban Approvals Pty Ltd Application Forms.
- ☐ Smoke Detector Certification
- ☐ Wet Area Waterproofing Certificate
- ☐ Inspection Report
- ☐ Termite Certificate

Principal Certifying Authority. Accredited Certifiers. BCA Consultant.

NatHERS

PH 1300 30 44 20

Urban Approvals Pty Ltd AEN: 82 096 508 842
Private Box 29, Southlands Centre SOUTH PENRITH NSW 2750
admin@urbanapprovals.com.au www.urbanapprovals.com.au

FAX 1300 30 46 20



Occupation Certificate Application

Section 109C(1)(c) of the Environmental Planning and Assessment Act 1979

Receipt of Application

(Urban Approvals to complete)

Date:

13/3/06

Delivery by:

☒ Hand

☐ Post

☐ Electronic Transmission

(Must not be by facsimile)

Signed by Urban Approvals:

[Signature]

Application & Site Details

1. Purpose of Application:

☒ To enable occupation of a new building, or new additions to an existing building

☒ DA Consent

☐ Complying Development Cert.

☒ Construction Cert.

How was the building work authorised?
(copies of each MUST be attached)

No.:

Date:

No.:

Date:

No.: PC01105

Date:

☐ To enable change of use of an exiting building

How was the change authorised?
(copies of each MUST be attached)

DA Consent No.:

Date:

Date of SEPP No. 4 Notification:

2. Location and Title Description of the Property/Land:

Street No & Street:

1 ORCHARD STREET

Suburb:

WARRIEWOOD

Lot(s):

329

Section:

DR 1065723

Deposited Plan(s):

Strata Plan:

Other:

3. Applicant:

Family/Company Name:

MAINCOM PTY LIMITED

Given Names/ACN:

080 619 174

Postal Address:

LOCKED BAG 89

PENRITH NSW 2751

Phone:

47 225 900

Facsimile:

Contact Person:

4. Owner(s) of Property:

Family/Company Name: STOCKLAND DEVELOPMENT PTY LIMITED
 Given Names/ACN: 000 064 835
 Postal Address: 116, 157 LIVERPOOL ST,
 SYDNEY, NSW, 2000
 Phone: 9020 8330

5. What type of building is it:

- ☒ Dwelling ☐ Outbuilding
☐ Office ☐ Factory
☐ Shop ☐ Other (please specify).....
For residential flat buildings of 3 or more storeys and 4 or more dwellings Design Verification Statement provided?
☐ Yes ☐ No

6. Building Code of Australia Classifications
(As identified in the Development Consent)

New / existing classifications of
 the building under the Building
 Code of Australia:

7. Interim or Final Certificate required?

- ☐ Interim ☒ Final
If final, has an interim Occupation Certificate already been issued?
☐ Yes Certificate No.: Date: ☐ No

8. Certificate for Whole or Part of Building:

- ☒ Whole ☐ Part Which part:

9. Identification Survey attached?

- (Required for new buildings or additions to existing buildings)* ☒ Yes
☐ Not Applicable

10. Compliance Certificates attached?

- ☐ Yes
☒ Not Applicable

11. Fire Safety Certificates attached?

- (Required for Class 2 to 9 buildings)* ☐ Yes
☒ Not Applicable

12. BASIX Certificate attached?

- ☐ Yes
☒ Not Applicable

Payment of Fees

13. Fees and Charges:

The Owner/Applicant agrees to pay Urban Approvals the fees and charges set out in the Fee Schedule, as updated and/or amended from time to time.

Execution

14. Owner's Consent:

(Must be signed by the owner of the land. If more than one owner, every owner must sign. If the owner is a company, must be signed by a director of the company)

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised officers of Urban Approvals to enter the land to carry out inspections.

Signature of Owner/s: Andrew Boyel Date: 27/9/05

If you are signing on the owner's behalf as the owner's legal representative, please state the nature of your legal authority and attach documentary evidence (eg power of attorney, executor, trustee, director).

Signature on behalf of Owner/s: Date:

15. Applicant's Declaration

DECLARATION

I declare that all the information given is true and correct. I also understand that:

- (a) If incomplete, the application may be delayed or rejected, and
 (b) More information may be requested within 21 days of lodgement.

Signature of Applicant: [Signature]

PITTWATER COUNCIL

SW-1
Building Component Certificate
For
Installation of Stormwater Drainage
(including On-Site Stormwater Detention Facilities)

Property LOT 329 - 1 ORCHARD ST WARREWOOD

D/A No. 190/04

CC No.

I PAUL ARRAT
(Name)

of ACE - CIVIL & HYDRAULIC ENGINEERS
(Company name)

being a qualified CIVIL ENGINEER my qualifications being B.E. (CIVIL)

hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this project.

Paul Arrat
Council Use Only

8/2/06

Records Officer: Received by Date

And placed on file.

PITTWATER COUNCIL

BA-1
Component Certificate
For
Balustrading Adequacy

Property lot 329- 1 ORCHARD STREET, WARRIEWOOD

D/A No. No 190/04 CC No PC 01105

I of
(Name) (Business)

at Refer to attached letter
(Mailing Address)

being an:

- ☐ accredited certifier
- ☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....
.....
.....

hereby certify that the **Balustrading** has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 "Minimum design loads on structures - Dead and live loads and load combinations", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

CLASS WELDING PTY LTD

ACN 003 796 825 / ABN 34 003 796 825

**General Fabrication & Miscellaneous Metal
Stainless Steel & Architectural Metal Work**

9 Bushells Place,
Wetherill Park 2164

Tel: **9609 4600**
Fax: **9604 8357**

Maincom
Unit 6,
119 Coreen Ave
Penrith NSW

22 February 2006

Certificate of Compliance

Re Lot 329 - Balustrade Fernbrook - Orchard & Garden Street Warriewood

All Balustrades Handrails have been manufactured as per Maincom engineers' instructions. We believe that they have been designed in accordance with AS1170.1-1989 (Clause 4.7.1).

All Welding has been carried out by suitable procedures in accordance with the following standards: - AS/NZS 1554, AS 1796, AS 2214, AS 2980

All Fixings are in accordance with AS 3566 and the mechanical properties of fasteners are in line with AS/NZS 4291

All Handrails have been installed to the correct heights and as per BCA.

All Galvanising has been Hot Dip Galvanised to AS 4680:1999

Yours Truly



Robert Zammit
Operations Manager
For Class Welding Pty Ltd

Signature [Signature] Date 14-10-06

PITTWATER COUNCIL

RC-1
Component Certificate
For
Roof Cladding

Property Lot 329 at 1 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. No 190/04 CC No PC01105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Coran Ave Penrith NSW 2750
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

☐ licensed roofer

my qualifications being:

Qualified Supervisor Certificate

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 13/3/06

PITTWATER COUNCIL

SA-1
Component Certificate
For
Smoke Alarms

Property lot 329 at 1 ORCHARD STREET, WARRIEWOOD

D/A No. No 190/04 CC No. PC 01105

I MICHAEL O'CONNOR of MYJEN ELECTRIC'S PTY LTD .
(Name) (Business)

at 4/51 YORK RD PEW RITH 2750

(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICAL CONTRACTOR LIC NO 157789C
" SUPERVISOR " NO 15682S
" AUTHORIZED SERVICE PROVIDER LIC NO - 1470

hereby certify that the smoke alarms have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Michael O'Connor Date 13/3/06

PITTWATER COUNCIL

LV-1
Component Certificate
For
Artificial Lighting and Mechanical Ventilation

Property Lot 329 at 1 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. No 190/04 CC No PC 01105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Corcoran Ave Penrith NSW 2750
(Mailing Address)

being an:

☐ accredited certifier

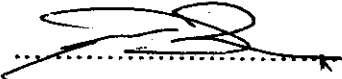
☒ licensed builder

my qualifications being:

Qualified Supervisor Certificate

hereby certify that the **artificial lighting and mechanical ventilation** has been provided to the sanitary compartment/bathroom/laundry in accordance with Part 3.8.4 "Light" and Part 3.8.5 "Ventilation" of the Building Code of Australia Housing Provisions, and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature 

Date 13/3/06

PITTWATER COUNCIL

GL-1
Component Certificate
For
Glazing

Property Lot 329 at 1 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. N0190/04 CC No PG01105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Corcoran Ave Penrith NSW 2750
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder
☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

Qualified Supervisor Certificate
.....
.....

hereby certify that the glazing (including shower doors, shower screens, and bath enclosures where provided), has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings – Selection and Installation", AS 2047-1999 "Windows in buildings – Selection and Installation" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 13/3/06

PITTWATER COUNCIL

ST-1
Component Certificate
For
Stair Construction

Property Lot 329 at 1 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. No 190/04 CC No PCO1105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Coreen Ave Penrith NSW 2750
(Mailing Address)

being an:

☐ accredited certifier

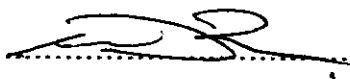
☒ licensed builder

my qualifications being:

Qualified Supervisor Certificate
.....
.....

hereby certify that the **stairs** have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 13/3/06

PITTWATER COUNCIL

MC-1
Component Certificate
For
Masonry Construction, Accessories & Weatherproofing

Property Lot 329 at 1 ORCHARD ST WARRIENWOOD NSW 2132

D/A No. NO190/04 CC No PC01105

I Warren Bale of Maincom Pty limited
(Name) (Business)

at 6/119 Green Ave Penrith NSW 2102
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Qualified Supervisor Certificate

hereby certify that the masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation), have been designed and constructed in accordance with Part 3.3 "Masonry", Part 3.3.3 "Masonry Accessories" and Part 3.3.4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry structures", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 13/3/06

PITTWATER COUNCIL

FM-1
Component Certificate
For
Wall, Rood Frames and Window Location

Property Lot 329 at 1 ORCHARD ST WARRIENWOOD NSW 2102

D/A No. No 190 104 CC No PC01105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Creen Ave Penrith NSW 2750
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Qualified Supervisor Certificate

hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards i.e. Steel framing – AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing – AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 13/3/06

PITTWATER COUNCIL

BJ-1
Component Certificate
For
Bearers and Joists and Sub-floor Ventilation

Property Lot 329 & 1 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. NO 190/04 CC No PCO1105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Correa Ave Penrith NSW 2750
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Qualified Supervisor Certificate

hereby certify that the **timber/steel bearers and joists and subfloor ventilation** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards i.e. Steel framing – AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing – AS 1684-1992 "National timber framing code" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 14/3/06

PITTWATER COUNCIL

WA - 1
Component Certificate
For
Completion of "Wet Areas"

Property Lot 329 at 1 ORCHARD STREET, WARRIEWOOD
D/A No. No 190/04 CC No PC 01105
I Warren Bale of Murison Pty Limited
(Name) (Company name)

being a qualified builder my qualifications being Building Supervisor
(Cert IV) and waterproofing - Practical TAFE

hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this project.

Council Use Only

Records Officer: Received by Date.....

And placed on file.

pejolin Pty Ltd abn 84 065 713 439 t/as
6 griev close
west gosford nsw 2250
po box 6105 west gosford nsw 2250
t: 4323 1111 f: 4323 2159
www.coastlineglass.com.au



13th March 2006

Maincom Pty Ltd
Locked Bag 89
PENRITH NSW 2751

To Whom It May Concern:

RE: Glass Compliance Certificate - Villa 329 WARRIEWOOD

This letter is to advise that all glazing work carried out by Coastline Glass and Aluminium is in accordance with Australian Standards 1288.

Regards

A handwritten signature in cursive script that reads "Margo Carson".

Margo Carson

PITTWATER COUNCIL

RC-1
Component Certificate
For
Roof Cladding

Property Lot 329 at 1 ORCHARD ST WARRIEWOOD NSW 2122

D/A No. No 190/04 CC No PC01105

I Warren Bale of Maincom Pty Limited
(Name) (Business)

at 6/119 Corwen Ave Penrith NSW 2750
(Mailing Address)

being an:

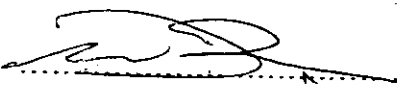
- ☐ accredited certifier
☒ licensed builder
☐ licensed roofer

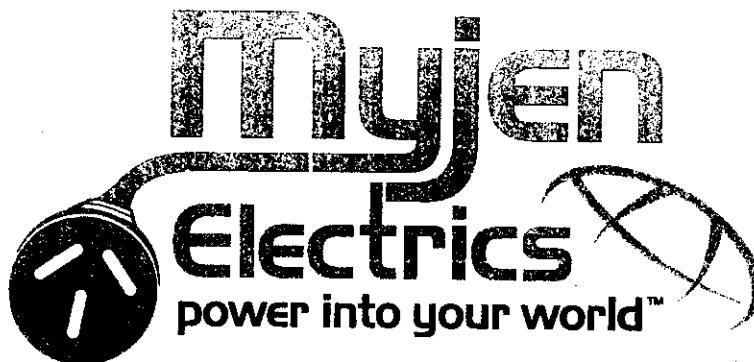
my qualifications being:

Qualified Supervisor Certificate

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 13/3/06



PITTWATER COUNCIL

SA-1
Component Certificate
For
Smoke Alarms

Property lot 329 at 1 ORCHARD STREET, WARRIEWOOD
D/A No. No 190/04 CC No PC 01105
I MICHAEL O'CONNOR of MYJEN ELECTRICS PTY LTD
(Name) (Business)
at 4/51 YORK RD PENRITH 2750
(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICAL CONTRACTOR LIC N° 157789C
" SUPERVISOR " N° 156823
" AUTHORISED SERVICE PROVIDER LIC N° 1470

hereby certify that the smoke alarms have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Michael O'Connor Date 13/3/06

TERMguard (Sydney) Pty Ltd

RECEIVED
26 MAY 2005

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone: 9643 8300 Fax: 9643 8388

BY: A.C.N: 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD, LOT 329 ORCHARD STREET

BUILDER OR OWNER: MAINCOM PTY LTD

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

Slab Penetrations

Ref. 27212000

LEGEND

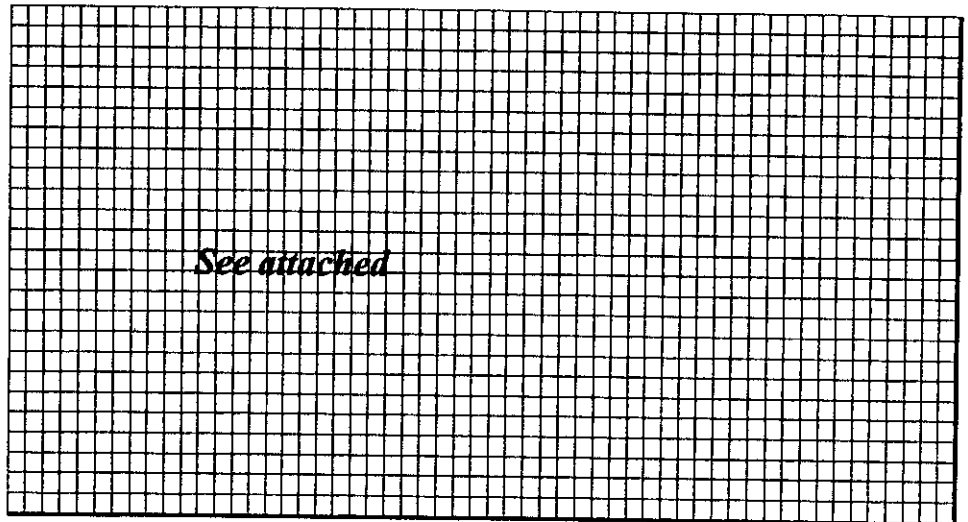
Treated area 

Plumbing line 

Pier 

Steps 

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



DATE OF TREATMENT: 1-3-2005

SPECIAL CONDITIONS:

Number of Penetrations: 8

Materials Applied: TERMISHIELDS

Certification

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

Applied by: D Mair

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

INSTALLATION SHEET

Builder: MAW COM P/L

Date: 1/3/05

Site Address: LOT 329 ORCHARD ST
WARDIEWOOD

Job Sheet No.: 037557

Installer: GARDEN

SIGNED: [Signature]

Ref No.: 27212000

Environmental Information

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

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

Wind Speed Wind Direction

Time Start Time Finish

Area Protected

Under Slab M2 Perimeter L/m

Subfloor M2 Penetrations Qty

Cure M2 Ringline L/m

Slab ☐ Monolithic slab on ground
☐ In-fill slab ☐ Waffle pod
☐ B/J Timber floor ☐ Ultra floor

Method of Protection

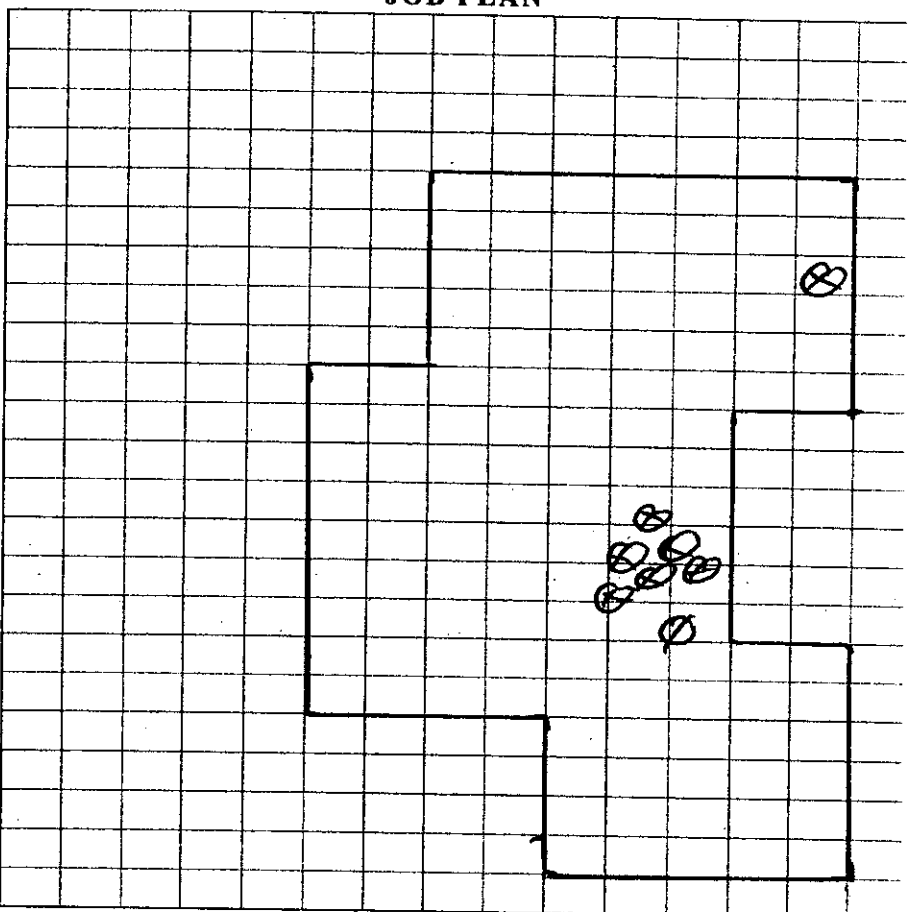
☐ Physical Barrier ☐ Chemical Barrier

Termguard Legend

Path trap ☒ Drilled pipe Penetration ☒

Undrilled pipe - - - - - End cap - - - - -

JOB PLAN



TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD, LOT 329 ORCHARD STREET

BUILDER OR OWNER: MAINCOM PTY LTD

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

Slab Penetrations

Ref. 27212004

LEGEND

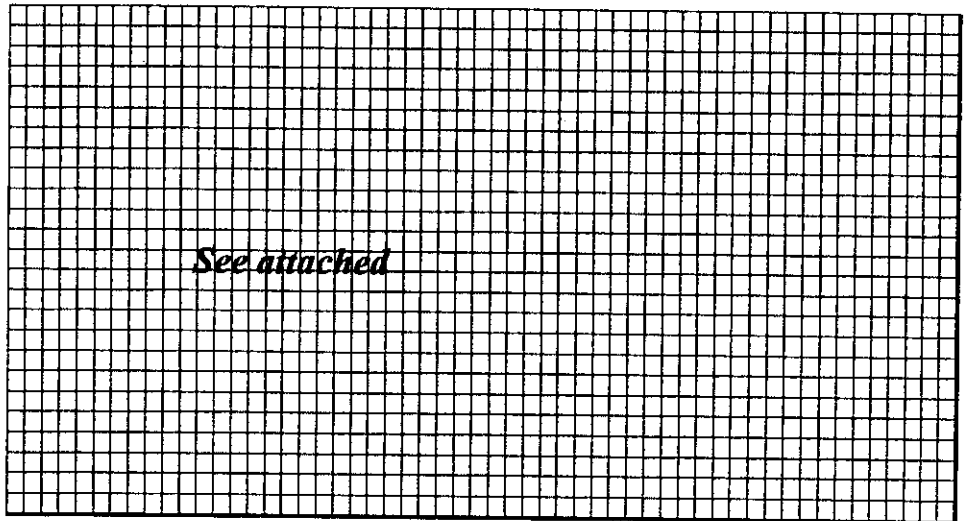
Treated area 

Plumbing line 

Pier 

Steps 

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



DATE OF TREATMENT: 9-3-2005

SPECIAL CONDITIONS:

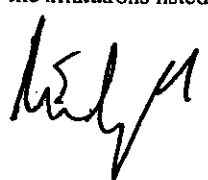
Number of Penetrations: 4

Materials Applied: TERMISEALANT

Certification

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

Applied by: D Mair

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

targets termites - safeguards you
termguard
reticulation system

(20710)
(SYDNEY) PTY LTD

Unit 11, 12-18 Victoria St Lidcombe NSW 2141

INSTALLATION SHEET

Builder: MAINCOM P/L

Date: 9/3/05

Site Address: LOT 329 ORCHARD ST

WARRIEWOOD

Job Sheet No.: 037584

Installer: DADEW

SIGNED: [Signature]

Ref No.: 27212004

Environmental Information

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

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

Wind Speed Wind Direction

Time Start Time Finish

Area Protected

Under Slab M2 Perimeter L/m

Subfloor M2 Penetrations Qty

Cure M2 Ringline L/m

Slab ☐ Monolithic slab on ground

☐ In-fill slab ☐ Waffle pod

☐ B/J Timber floor ☐ Ultra floor

Method of Protection

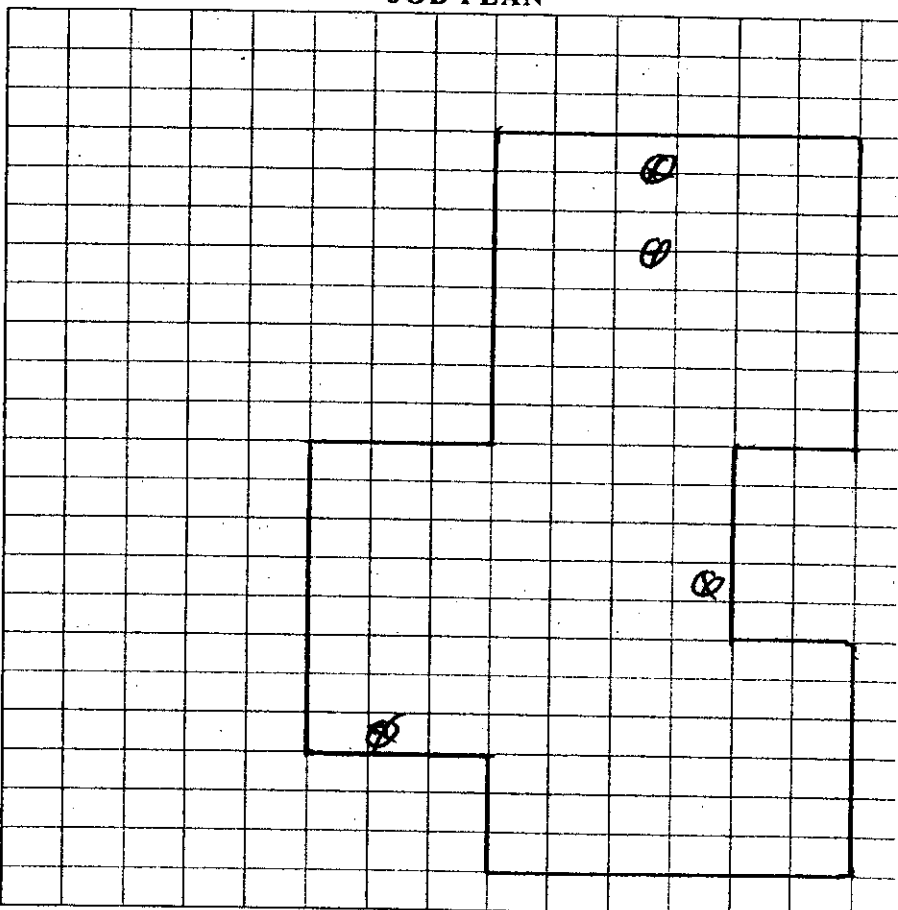
☐ Physical Barrier ☐ Chemical Barrier

Termguard Legend

Path trap ☒ Drilled pipe Penetration ☒

Undrilled pipe - - - - - End cap - - - - -

JOB PLAN



TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD, LOT 329 ORCHARD STREET

BUILDER OR OWNER: MAINCOM PTY LTD

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

Curing

Ref. 27212001

LEGEND

Treated area



Plumbing line



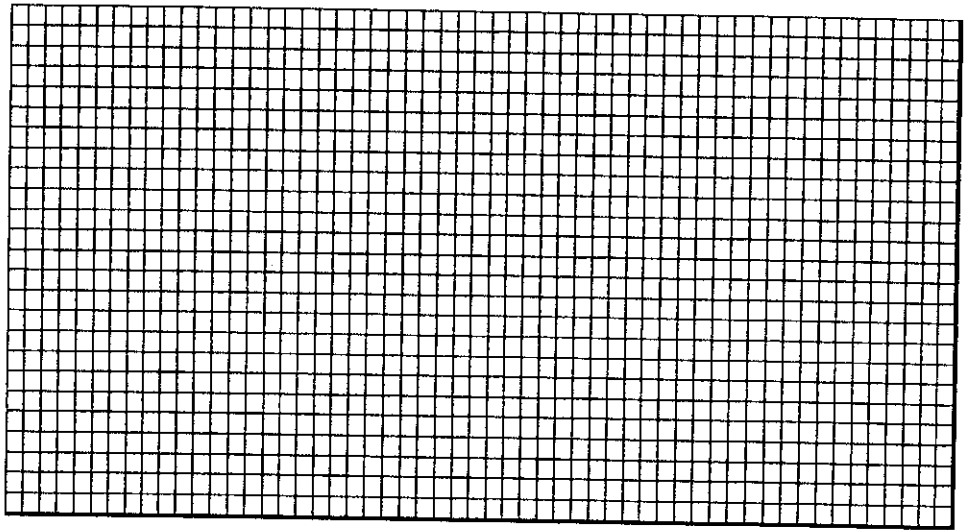
Pier



Steps



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



DATE OF TREATMENT: 5-3-2005

SPECIAL CONDITIONS:

Area Protected: 0 square metres

Certification

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

Applied by: M Goodall

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141

Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

CERTIFICATE OF TREATMENT

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

Perimeter Retreatment System

Ref: 27212003

LEGEND

Treated area



Plumbing line



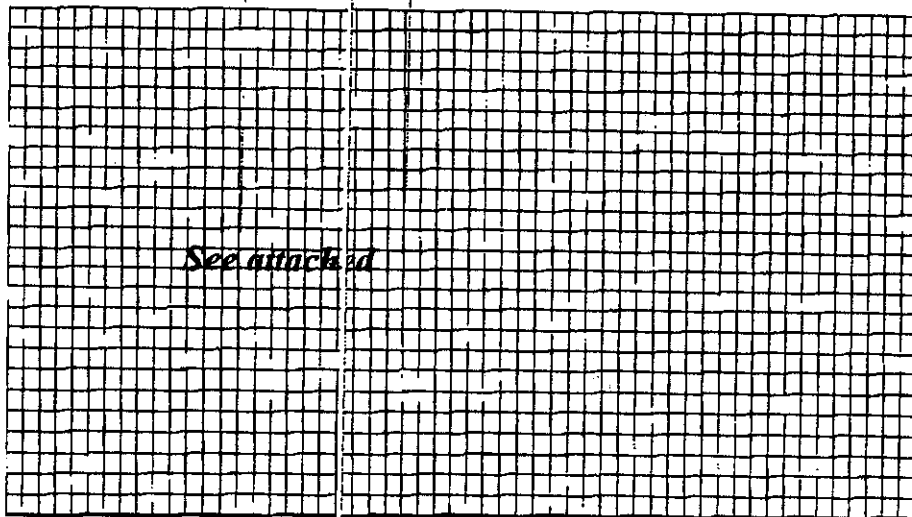
Pier



Steps



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



DATE OF TREATMENT: 22-2-2006

SPECIAL CONDITIONS:

Volume of Concentrate: 0 litres

Volume of Emulsion: 0 litres

Application Rate: 0 litres / sq. metre

Linear Metres: 65 metres

Materials Applied: 0.25% BIFENTHRIN PRE-CONSTRUCTION

Perimeter Treatment Certificate of Completion

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

Applied by: P Nies

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

targets termites - safeguards you

termguard (SYDNEY) PTY LTD

feculation system

Unit 11, 12-18 Victoria St Lidcombe NSW 2141

INSTALLATION SHEET

Builder: MAINCOMDate: 23-2-06Site Address: LOT 329 ORCHARD STREET
WARRIEWOODJob Sheet No.: 044254Installer: PAUL + HELEN NILESSIGNED: Paul NilesRef No.: 27212003**Environmental Information**

External

Chemical Name

Vol of Concentration

Vol of Emulsion

Equipment:

Hand held spray ☐

Truck mounted spray ☐

Other

Internal

Chemical Name

Vol of Concentration

Vol of Emulsion

Equipment:

Hand held spray ☐

Truck mounted spray ☐

Other

Wind Speed Wind Direction

Time Start Time Finish

Area ProtectedUnder Slab M2 Perimeter L/m 73

Sub Floor M2 Penetrations Qty

Cure M2 Ringline L/m

Slab

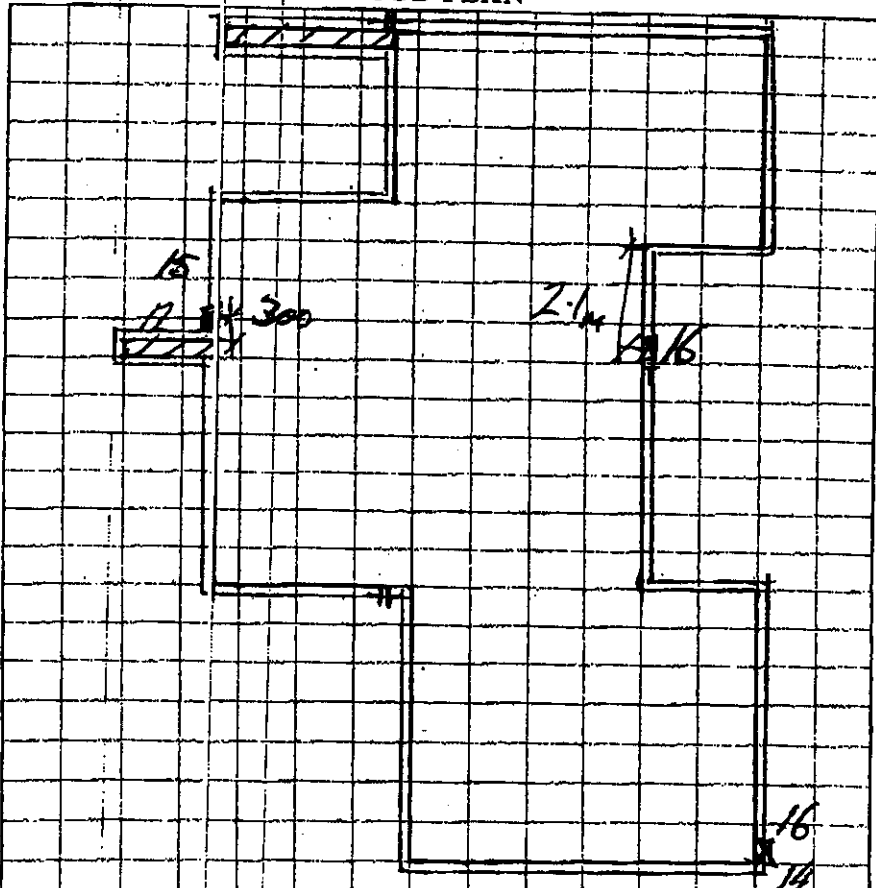
☐ Monolithic slab on ground

☐ In-fill slab ☐ Waffle pod

☐ B/J Timber floor ☐ Ultra floor

Method of Protection☐ Physical Barrier ☐ Chemical Barrier**Termguard Legend**Path trap ☒ Drilled pipe Penetration ☒

Undrilled pipe - - - - - End cap ————

JOB PLAN

Installation Warranty

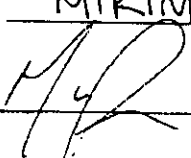
THIS IS TO CERTIFY
that Insulco insulation products
have been installed in these premises:

Address: LOT 329 ORCHARD ST
WARRIEWOOD P/code 2102
Date of Installation: 13-9-05

Product installed:	R-value
Fat Batts (ceiling)	<u>R3.0</u>
Fat Batts (wall)	<u>R2.0</u>
Acousti-Therm	<u> </u>

Insulco's approved installer (*named above*) warrants that the insulation has been installed in a professional manner in accordance with Australian Standard AS3999.

Installed by: MIKIM PTY LTD

Signed: 

Conditions: Claims under this warranty are limited to the invoiced value of the installed price and must be notified, to the installer, within 90 days of the installation date.

 **insulco®**

PITTWATER COUNCIL

FN-1
Component Certificate
For
Footings/Slabs/Piers/Retaining Walls

Property lot 329 at 1 ORCHARD ST, WARRIEWOOD

D/A No. No 190/04

CC No PC 01105

PAUTHA S WIJESENA
(Name)

of PAUTHA S WIJESENA & ASSOC P/L
(Business)

at 36 DOULTON DRIVE, CHERRYBROOK, NSW, 2126
(Mailing Address)

being an:

- ☒ accredited certifier
- ☒ practicing structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

BSc (Eng), CPENG, MIE Aust, NAER, MICE (UK)

hereby certify that the footings/slabs/piers/retaining walls/other have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature

[Handwritten Signature]

Date

16 March 06

PITTWATER COUNCIL

DW-1
Component Certificate
For
Driveway Construction

Property N° 1 ORCHARD ST WARRIEWOOD (LOT 32

D/A No. CC No.

| PETER WARWICK of VINCE MORGAN (SURVEYORS) P/L
(Name) (Business)

at P.O. BOX 227 PENRITH NSW 2751
(Mailing Address)

being an:

- ☐ accredited certifier
☒ registered surveyor

my qualifications being:

..... (B. SURV) UNSW REGISTERED LAND
..... SURVEYOR

hereby certify that the driveway has been constructed in accordance with the approved plans and/or Council's policy DCP-E3 and/or AS 2890.1-1993 and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature P.R. Date 15/3/06

PITTWATER COUNCIL

EX-1
Component Certificate
For
Excavation and/or Filling

Property N^o 1 ORCHARD ST WARRIEWOOD (LOT 329)

D/A No CC No

I PETER WARWICK of VINCE MORGAN SURVEYORS
(Name) (Business)

at PO Box 207 PENRITH NSW 2751
(Mailing Address)

being registered surveyor, my qualifications being:

..... (B SURV) UNSW REGISTERED LAND SURVEYOR
.....

hereby certify that the site excavation and/or filling (including around those trees nominated on the approved plan as being retained) has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature P.D. Date 15/3/06

PITTWATER COUNCIL

FL-1
Component Certificate
For
Ground Floor Levels

Property N° 1 ORCHARD ST WARRIEWOOD (LOT 32A)

D/A No CC No

I PETER NARNICK of VINCE MORGAN SURVEYORS P/L
(Name) (Business)

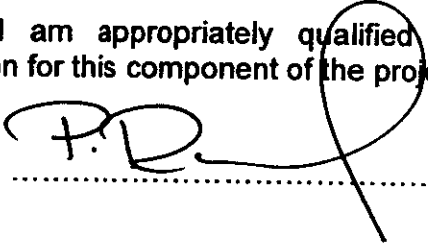
at PO BOX 227 PENRITH NSW 2751
(Mailing Address)

being a qualified surveyor, my qualifications being:

(B SUP) UNSH REGISTERED LAND SURVEYOR
.....
.....

hereby certify that the ground floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 15/3/06

PITTWATER COUNCIL

FL - 2
Building Component Certificate
For
Establishment of Second Floor Levels

Property N° 1 ORCHARD ST WARRIEWOOD. (LOT 329)

D/A No. CC No.

I PETER WARWICK of VINCE MORGAN SURVEYORS P/L
(Name) (Company name)

being a qualified SURVEYOR my qualifications being
(B.SURV) UNKN REGISTERED LAND SURVEYOR

hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this project.

P. R. 15/3/06.

Council Use Only

Records Officer: Received by Date

And placed on file.

PITTWATER COUNCIL

RL-1
Component Certificate
For
Roof Ridge Levels

Property Nº 1 ORCHARO ST WARRIEWOOD (LOT 329)

D/A No. CC No.

I PETER NARWICK of VINCE MORGAN SURVEYORS PTY LTD
(Name) (Business)

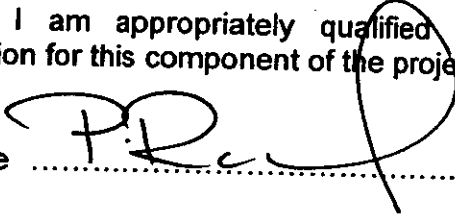
at PO BOX 227 PENRITH NSW 2751
(Mailing Address)

being a qualified surveyor, my qualifications being:

(6 SURV) UNSW REGISTERED LAND SURVEYOR
.....
.....

hereby certify that the **roof ridge levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature  Date 19/3/06

VINCE MORGAN SURVEYORS PTY. LTD.



Re: Lot 329 DP1065723 – Orchard Street, Warriewood

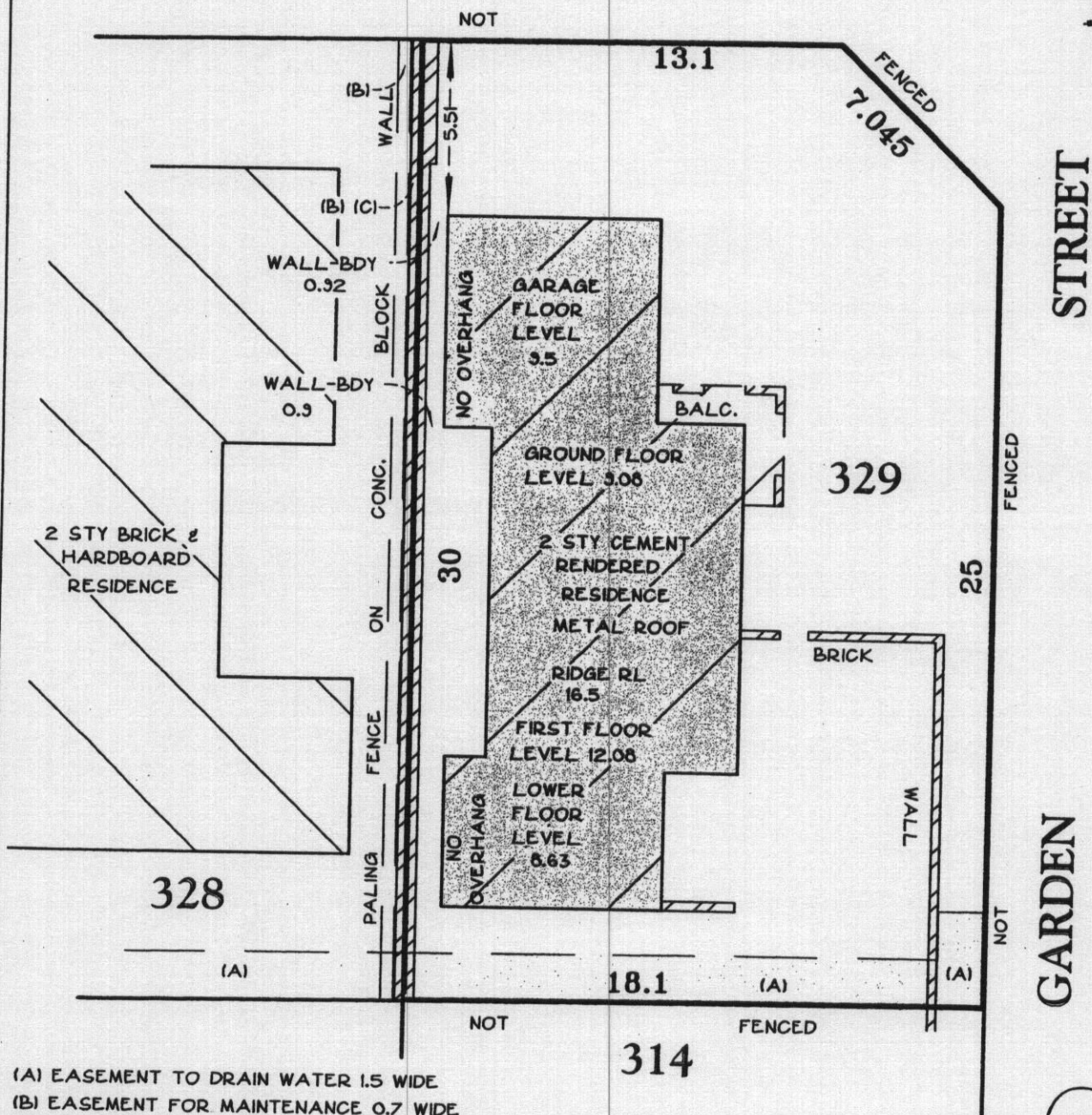
Ref.: 14876i33

SKETCH

DATUM: AHD

ORCHARD

STREET



- (A) EASEMENT TO DRAIN WATER 1.5 WIDE
- (B) EASEMENT FOR MAINTENANCE 0.7 WIDE
- (C) EASEMENT FOR OVERHANG 0.3 WIDE

COPYRIGHT © VINCE MORGAN SURVEYORS

THIS IS THE SKETCH TO ACCOMPANY THE REPORT.
Dated: 17 March, 2006

P.D.
Registered Land Surveyor