

13 October 2010

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir or Madam,

**PROPERTY ADDRESS LOT 48 DP 1137343 NO 1 HERON PLACE, MONA VALE
FINAL OCCUPATION CERTIFICATE NO OC N101208**

The Final Occupation Certificate has been issued for the abovementioned project under Part 4 of the Environmental Planning and Assessment Act 1979

Please find enclosed the following documentation

- Final Occupation Certificate No OC N101208
- A Final Fire Safety Certificate where required
- Documentation (Compliance Certificates) used to determine the Occupation Certificate
- Copies of Inspection Results
- \$30 cheque for Council's registration fee

Should you need to discuss any issues, please contact the Project Manager, Jenny Cannon on the contact details listed

Yours faithfully

William Nettleton
Director

encl

PRVE \$30 REC-28 R24
15/10/10

X:\Projects\CPN2010\N101208B\Post CC\OC Final Letter Council.doc

P- 02 4926 4061
FAX 02 4927 1425

4E T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

WWW.CITYPLAN.COM.AU
ABN 50 103 185 431



FINAL OCCUPATION CERTIFICATE NO OC N101208
Issued under Part 4A of the Environmental Planning and Assessment Act 1979
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

OWNER	
Name	L & S Brewin C/- Zac Homes PO Box 7160 South Penrith NSW 2750 Phone
Address	
Contact Details	
RELEVANT CONSENTS	
Complying Development Certificate No	CDC N101208
Date of Complying Certificate	10 March 2010
PROPOSAL	
Address of Development	Lot 48 DP 1137343 No 1 Heron Place, Mona Vale
Building Classification	Class 1a
Scope of works covered by this Occupation Certificate	Two Storey Dwelling
Attachments	Schedule 1 See Attached
PRINCIPAL CERTIFYING AUTHORITY	William Nettleton for and on behalf of City Plan Services Pty Ltd
ACCREDITATION BODY	Building Professionals Board Registration No BPB0292

That I William Nettleton as the certifying authority for and on behalf of City Plan Services Pty Ltd certify that

- I have been appointed as the Principal Certifying Authority under s109E*
- A current Development Consent or Complying Development Certificate is in force with respect to the building*
- A Construction Certificate has been issued with respect to the plans and specifications for the building*
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia*
- Where required, a final Fire Safety Certificate has been issued for the building*
- Where required a report from the Commissioner of Fire Brigades has been considered*

DATED THIS 13TH DAY OF OCTOBER 2010

William Nettleton
Director

Right of Appeal Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision



SCHEDULE 1

1 Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Final Inspection Result	City Plan Services	N101208B	1/10/10
Wet Area Inspection Result	City Plan Services	N101208B	23/8/10
Frame Inspection Result	City Plan Services	N101208B	6/8/10
Slab Inspection Result	City Plan Services	N101208B	12/4/10
Piers Inspection Result	City Plan Services	N101208B	6/4/10
Stormwater Inspection Result	City Plan Services	N101208B	25/3/10
Survey	Richard Hogan & Co P/L	10018	24/9/10
Plumbing Certificate	D & D Hartley Plumbing	-	21/9/10
Smoke Alarm Certificate	Norwest Electrical P/L	-	17/9/10
Electrical Installation Certificate	Norwest Electrical P/L	-	17/9/10
Waterproofing Certificate	Fibreflash Waterproof Solutions	67883	20/8/10
Insulation Certificate	AGI Insulation	-	5/8/10
Pest Control Certificate	Panther Pest Control	N69838	3/6/10
Engineering Certificate	Kneebone, Beretta & Hall P/L	87039-C1	6/5/10
Glazing Certificate	Bradnam's Windows & Doors P/L	509139	4/5/10
Stormwater Diagram	Zac Homes	-	-

CITY
PLAN
SERVICES

Job No	N101208B	Contact	Andrew	No	0416 436 667		
Lot	48	H/N	1	Street	Heron Place	Suburb	Mona Vale
Type of Inspection		Final		Notes		Dated	1/10/10

Re-Inspection Required

At the time of inspection the works listed below were found to be deficient. Work may not progress until the listed works are completed satisfactorily and a re-inspection undertaken.

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

CITY
PLAN
SERVICES

Job No	N101208B	Contact	Andrew	No	0416 436 667		
Lot	48	H/N	1	Street	Heron Place	Suburb	Mona Vale
Type of Inspection	Waterproofing			Notes	Dated		23/8/10

Re-Inspection Required

At the time of inspection the works listed below were found to be deficient. Work may not progress until the listed works are completed satisfactorily and a re-inspection undertaken.

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

CITY
PLAN
SERVICES

Job No	N101208B	Contact	Andrew	No	0416 436 667		
Lot	48	H/N	1	Street	Heron Place	Suburb	Mona Vale
Type of Inspection	Frame	Notes	Dated	6/8/10			

Re-Inspection Required

At the time of inspection the works listed below were found to be deficient. Work may not progress until the listed works are completed satisfactorily and a re-inspection undertaken.

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

CITY
PLAN
SERVICES

Job No	N101208B		Contact	Andrew		No	0416 436 667	
Lot	48	H/N	1	Street	Heron Place		Suburb	Mona Vale
Type of Inspection			Slab		Notes		Dated	12/4/10

Re-Inspection Required

At the time of inspection the works listed below where found to be deficient Work may not progress until the listed works are completed satisfactorily and a re-inspection undertaken

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

CITY
PLAN
SERVICES

[illegible]

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

CITY
PLAN
SERVICES

Job No	N101208B	Contact	Andrew	No	0416 436 667
Lot	48	H/N	1	Street	Heron Place
				Suburb	Mona Vale
Type of Inspection	Stormwater	Notes		Dated	25/3/10
☒ <u>Satisfactory</u>		☐ <u>Conditional</u>		☐ <u>Re-Inspection Required</u>	
At the time of inspection all works where found to be progressing well and generally in accordance with the approved plans Work is permitted to continue		At the time of inspection the works listed below where found to be deficient Works must be completed satisfactorily and confirmation of completion provided prior to final inspection and within 30 days Work may continue <i>without a re-inspection</i>		At the time of inspection the works listed below where found to be deficient Work may not progress until the listed works are completed satisfactorily and a re-inspection is undertaken	

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

RICHARD HOGAN & CO. PTY LTD

A B N 59 082 453 163

SURVEYING & PLANNING CONSULTANTS

RICHARD A HOGAN
B E (Geom) UNSW
Registered Surveyor
M I S (NSW) M A C S
mobile 0416 021 222

TANIA SHEPHARD
B U-b & Reg Planning (UNE)
Town Planner

Unit 41
37 - 47 Borec Road
Penrith NSW 2750

phone (02) 4732 6599
fax (02) 4732 6699
e mail admin@hoganco.com.au

All correspondence
PO Box 4365
Penrith Plaza NSW 2750

SURVEYOR'S REPORT

RE Zac Homes Pty Ltd

Our Ref 10018

Date 24 September 2010

In accordance with your instructions we have surveyed the land edged red on the sketch adjoining being Lot 48 DP 1137343 Having a frontage to Heron Place at Mona Vale. in the Local Government Area of Pittwater

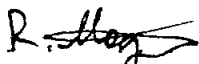
Upon and wholly within the boundaries of the subject land stand's a newly constructed 1 & 2 storey brick residence with a tile roof

The distances shown from improvements to boundaries are for identification purposes only and are not to be used for boundary definition purposes

Full details in relation to the subject land are shown on the sketch adjoining. together with sufficient information for identification purposes Any improvements to be erected on or near the boundaries will require further survey

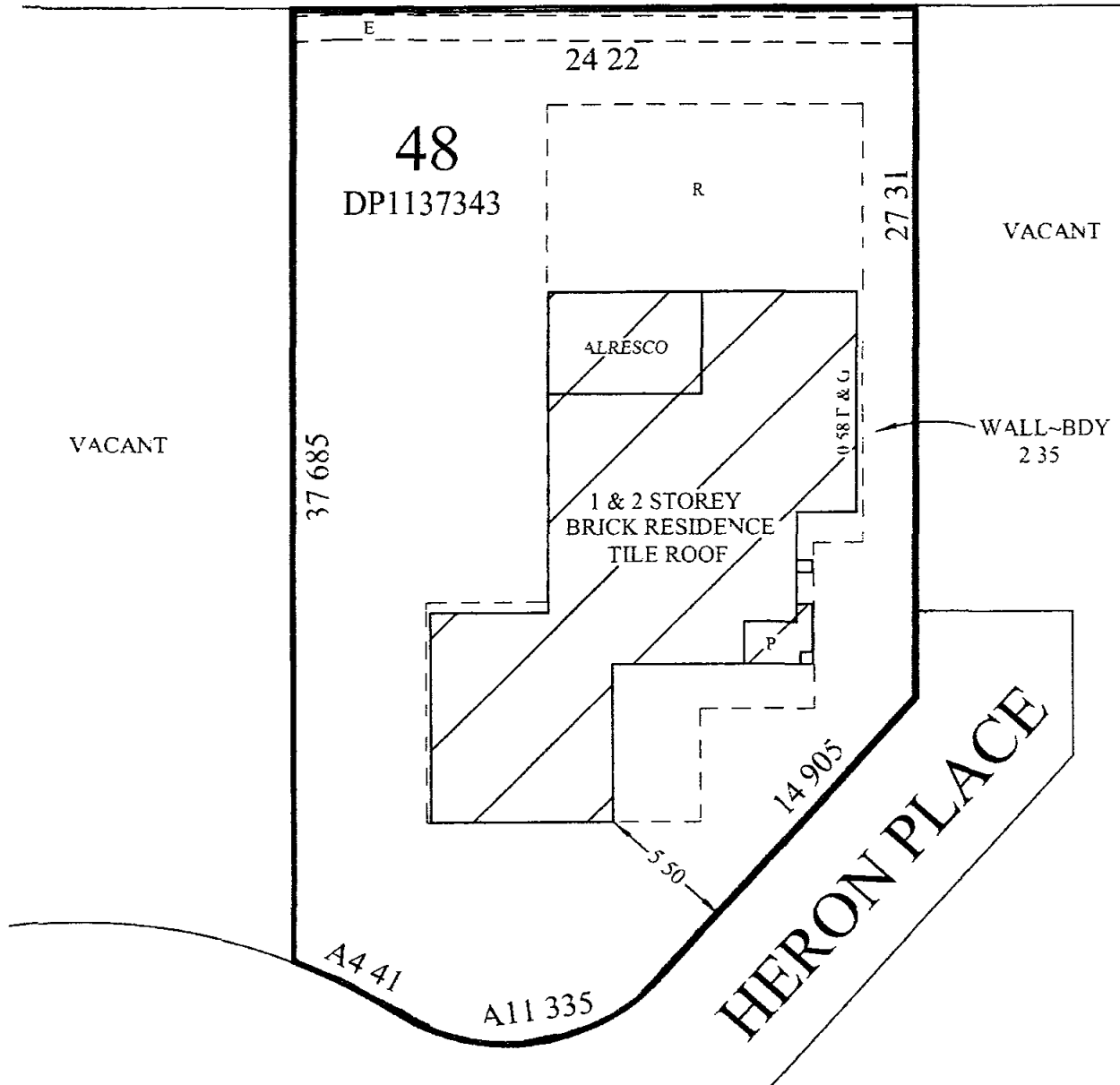
RICHARD HOGAN & CO PTY LTD

per


Richard A Hogan
(Registered Surveyor)

SKETCH

E EASEMENT TO DRAIN WATER 1 & 1.5 WIDE & VARIABLE WIDTH
R RESTRICTION ON THE USE OF LAND



WHIPBIRD CIRCUIT

RICHARD HOGAN & CO PTY LTD

SURVEYING & PLANNING CONSULTANTS

A B N 59 082 453 165

P O Box 4365 PENRITH PLAZA NSW 2750

PHONE (02) 4732 6599
FAX (02) 4732 6699
MOB 0416 021 222
EMAIL rah@hogan.co.com.au

R. Hogan
(Registered Surveyor)
Date 24 September 2010
Ref 10018

D & D Hartley Plumbing

22 Middle Tree

HAMLYN TERRACE NSW 2259

Mobile: 0419 635 442

ABN: 74 747 540 453

Licence No: 213037C

21st September 2010

TO WHOM IT MAY CONCERN

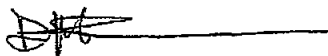
Dear Sirs

RE: LOT 48 HERON PLACE MONA VALE

This letter is to certify the installation of all water fixtures have a 3 star rating or better.

I also confirm that the water tank installed complies to all BASIX requirements

Yours faithfully



**David Hartley
D & D Hartley Plumbing**

NORWEST ELECTRICAL P/L

184 Bocks Road,
Oakville NSW 2765
(02)98381912
(02)98381921
norwestelectrical@bigpond

17TH SEPTEMBER 2010

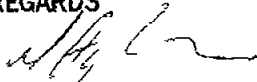
INSTALLATION REPORT

JOB ADDRESS 1 HERON PL, MONA VALE

I, MICHAEL AQUILINA LICENCE NUMBER 109123C, HEREBY CERTIFY THAT TWO
SMOKE DETECTORS HAVE BEEN INSTALLED IN ACCORDANCE WITH AS -3786,
240VOLT AC WITH BATTERY BACK UP AT THE ABOVE ADDRESS

IF YOU NEED ANY MORE INFORMATION ON THE ABOVE PLEASE DONOT HESITATE TO
CONTACT ME ON 0418473428 OR 98381912

REGARDS



MICHAEL AQUILINA

NORWEST ELECTRICAL P/L

184 Bocks Road,
Oakville NSW 2765
(02)98381912
(02)98381921
norwestelectnical@bigpond

17 TH SEPTEMBER 2010

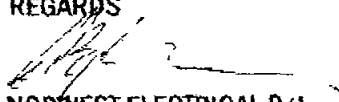
INSTALLATION REPORT

JOB ADDRESS HERON PL, MONA VALE

NORWEST ELECTRICAL P/L EC NUMBER 109123C HEREBY CERTIFY THAT THE LIGHT
FIXTURES ARE FITTED WITH FLUORESCENT COMPACT FLUORESCENT OR LIGHT
EMITTING DIODE (LED) LAMPS, WITH A MINIMUM OF 40 PERCENT
THIS COMPLIES WITH THE BASIX REPORT

IF YOU NEED ANY MORE INFORMATION ON THE ABOVE PLEASE DONOT HESITATE TO
CONTACT US 98381912

REGARDS


NORWEST ELECTRICAL P/L



FIBREFLASH

WATERPROOF SOLUTIONS

Wingelm Pty Ltd
ABN 93 003 987 424

◆ 61 Wellington Street
Riverstone NSW 2765

◆ PO Box 257
Riverstone NSW 2765

◆ Ph 02 9627 5500
Fax 02 9627 3659

ZAC HOMES
1/11 HATCHINSON CR
JAMISONTOWN NSW 2750

20 August, 2010

SUBJECT WATERPROOFING CERTIFICATE
TFW Ref 67883 Client Order No 210006/4000 2

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the internal wet areas at the address below on August 20 2010 -

Lot 48 [No 1] HERON pl MONA VALE 2103

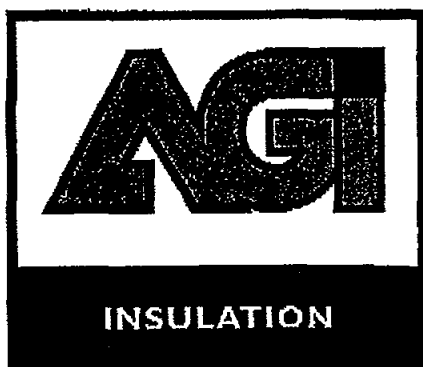
STAGE 1 Install the waterproofing membrane to the shower tray perimeter walls and floor to all required wet areas

STAGE 2 Provide waterproofing treatment to shower penetrations bath seals spindle seals and installation of the waterstop at doorways to all required wet areas

This work was completed in accordance with Tables 2.1 4.1 and Section 5 of Australian Standard 3740 - 2004 and the Building Code of Australia

Yours faithfully,

Jeff SAYLE
Operations Manager
FIBREFLASH Waterproof Solutions
GOLD LICENCE 17790C



Create your comfort zone

GUARANTEE

This is to certify that AGI Insulation Batts have been installed at the following address
and are subject to the guarantees listed on the reverse

Address LOT 48 #1 HERON PL

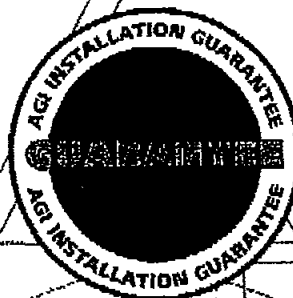
MONAVALLE

Date of installation 5-08-2010

R-Value Ceiling R30 R-Value Walls R20

AGI INSULATION
Installer (Company Name)

[Signature]
Signed (Installer)





Issued by Licensed Granitgard Installer

PANTHER PEST CONTROL P/L
17 CARNATION AVE
CHATELAIN MEADOWS 2747
0412245865

TREATMENT CERTIFICATE

N 69838

This is to certify that the building described below has had components of the Granitgard Physical Termite Barrier System applied to the areas listed here in compliance with the relevant Approval as listed. Note however that termite barriers other than Granitgard products may also have been used in this building. This treatment certificate makes no representation as to the installation or adequacy of termite barriers not supplied by Granitgard Pty Ltd.

Building Address 48 HERON DR
MANN VALLEY

Postcode

Owner

Builder

ZAC HOMES

Reg No.

Treatment

Area/Length/No

Approval

Clause

Installation Date

Legend

Underfloor

m²

Perimeter

1/m

Penetrations

No

Other

1/m

Granitgard Batch Codes

Installers Name (Print)

Installers Signature

AS3660.1

2000

3.6.10

Legend

X-X

Ø mm (dia)

Legend

AS3660.1

2000

8.4.10

3.6.10

8.6.10

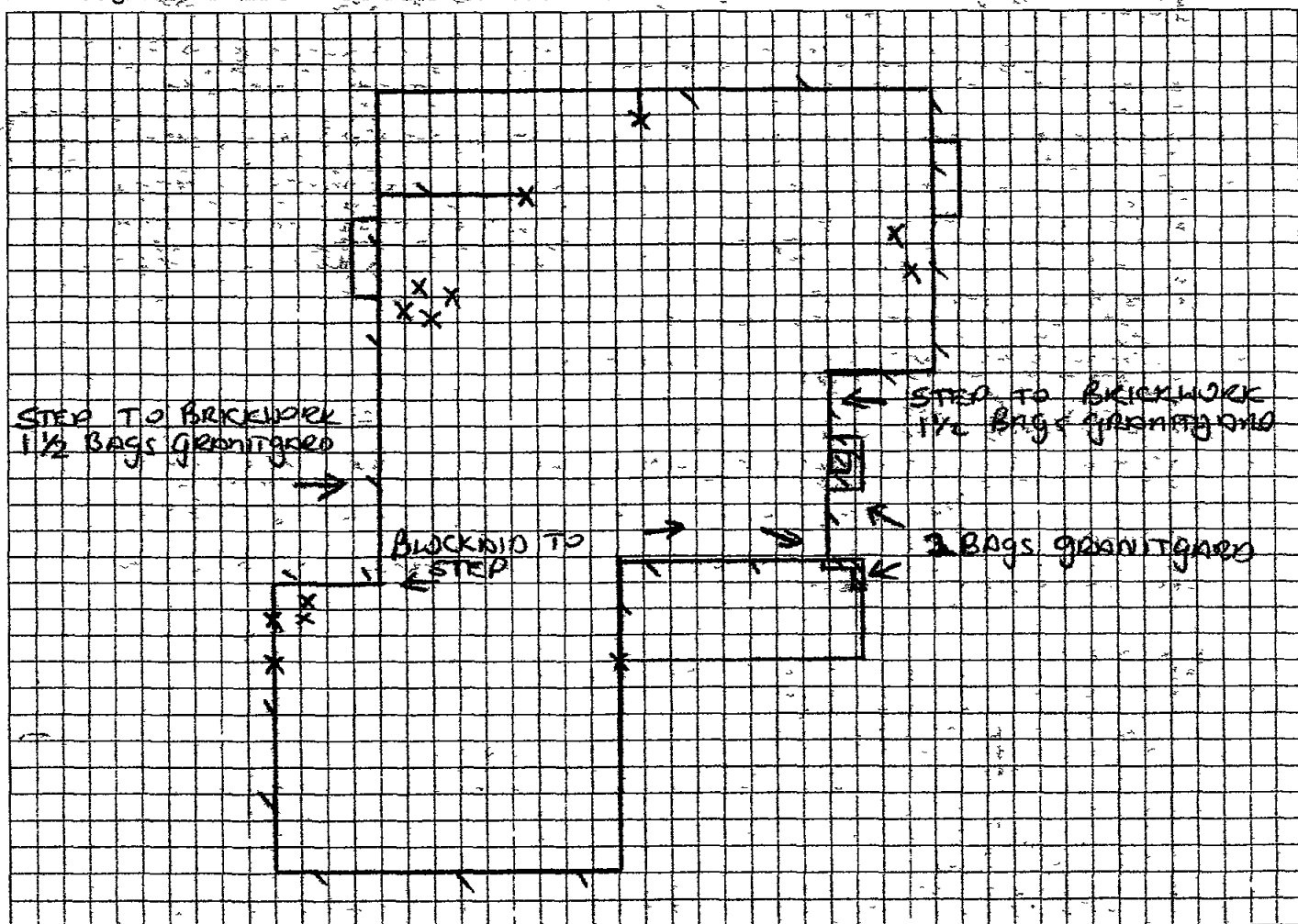
A 31 09 04 2340

A BEST

A Best

Lic No 294

Date 8.4.10



SUGGESTED SCALE APPROX 1 block = 500 mm

Installer Warranty Subject to the Qualifications and Conditions on the reverse of this certificate, the Installer warrants that for a period of 10 years (the Term) from the date of this certificate any subterranean termite damage to the building that is the result of the Installer's workmanship in Granitgard physical termite barrier system installation will be made good by the Installer at its own cost.

Granitgard Pty Ltd warrants that for the Term of 10 (ten) years which ever



KNEEBONE, BERETTA & HALL PTY LTD

CONSULTING STRUCTURAL & CIVIL ENGINEERS

ACN 002 419 767

ABN 36 822 442 203

4 Macquarie Avenue PENRITH NSW 2750

PHONE (02) 4731 3833

FAX (02) 4721 5442

E MAIL kneebone@pnc.com.au

WEB SITE www.kneeboneandberetta.com



ASSOCIATION OF CONSULTING
ENGINEERS AUSTRALIA
MEMBER

Ref 87039-C1

6 May 2010

**PROPOSED RESIDENCE AT
LOT 48 HERON PLACE, WARRIEWOOD
FOR L & S BREWIN
BUILDER ZAC HOMES**

This is to certify that inspections were made of the pier holes, reinforcing steel and membrane in the 'waffle pod' slab foundation of the above residence on 6 4 10 and 12 4 10

We are satisfied that the 400mm diameter pier holes were excavated to adequate bearing on natural ground, that the reinforcement was in accordance with the structural drawing 87039-1 and our instructions, that the membrane was correctly placed under the slab so as to provide an effective waterproof barrier ready for the placing of concrete

On completion of the foundation slab, filling is to be placed around the edge of the slab at least 120mm above underside of edge beam and sloped away from the walls at a fall of at least 50mm over the first metre. The site is to be drained so that water is directed well clear of the building and not allowed to pond. Site maintenance generally to be in accordance with the requirements of AS2870

Peter Andresen MIE Aust CP Eng

KNEEBONE, BERETTA & HALL PTY LTD

Consulting Engineers

DIRECTORS

TREVOR B HALL B Sc (Eng) FIE Aust CP Eng

ENRICO L BERETTA B E (E-TH) FIE Aust CP Eng

PETER R ANDRESEN B E MIE Aust CP Eng



KINGS PARK

BRADNAMS WINDOWS AND DOORS PTY LTD
ABN 78 010 409 819

Quote 509139	Account 147800	Rep JESSICA RAYNER (T0 0408 745 841
Order 210006/2200	Invoice Date 4/05/2010	Area Code A
ZAC HOMES PTY LTD 1/11 HATCHINSON CRES JAMISONTOWN 2750 PH 02 4731 2486 FAX 02 4731 2520 PH 0414 961 170		BRADNAMS WINDOWS & DOORS PTY LTD 4 HARVEY ROAD KINGS PARK NSW 2148 PH 02 8808 8100 FAX 02 8808 8111

Aluminium Finish C/BOND WOODLAND GREY	Reveals 135mm FINGER JOINT P	Category P1000/W150
Type Of Glass CLEAR FLOAT	Flashing POLYCOURSE	Screens None
Job Address HERON PLACE LOT 48 NO 1 MONA VALE	KPA659/1	Delivery Date 4/05/2010
Map Ref MUDMAP		

Entry Date 7/04/2010 Conversion Date 8/04/2010 Conversion Time 15 26 48

BRADNAMS WINDOWS AND DOORS PTY LTD
warrant that the windows supplied by
Bradnam's Windows and Doors Pty Ltd to the job address

HERON PLACE LOT 48 NO.1
MONA VALE

have been manufactured and glazed to comply with the Australian Standards

AS 1288 - 2006, Glass in Buildings

&

AS 2047 - 1999, Windows in Buildings

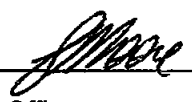
at the wind loads specified on this certificate

Building Classification Housing (N3,C1/W42N)

Serviceability 1000 Pascals

Ultimate Stress* 1500 Pascals

Water Penetration 150 Pascals

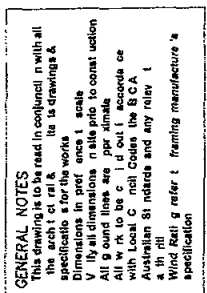
Signed By 

An Authorized Officer representing BRADNAMS WINDOWS AND DOORS PTY LTD

Total Items 30 SHBROW Page 1

Glazing Certificate

PRTORD7 DLL//SYDNEY_OEGlazingCertificate



ZAC 1300 350 793	Client		L & S Brewin		Dwg Title	Sheet	Scale	DATE	ISSUE	DESCRIPTION
	Site Address		Lot 48 DP 1137343 No Heron Place, Warrewood		Project	Sheet No	1 200			
	© THIS DRAWING IS COPYRIGHT & IS THE PROPERTY OF ZAC HOMES & ETOHILL'S DESIGN & DRAFTING & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ABOVE COMPANIES		Issue A		Council	Job No	2/9	042/09		
			Date 16 11 09		Pittwater Council					

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