

R183243



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: 15 Orchard Street
Suburb: Warriewood 2102
Lot(s): 322
Section:
Deposited Plan(s): 1065723
Strata Plan:
Other:

2. Applicant:

Family/Company Name: Maincom Pty Limited
Given Names/ACN: 080 619 174
Postal Address: Locked Bag 89
Penrith NSW 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:

.....  7 December 2005

Certification Details

4. Particulars

Determination: ☒ Approved ☐ Refused ☐ Pending (other)
Occupation Certificate
Determination Date: 7 December 2005
Certificate Type: ☒ Final ☐ Interim

Occupation Certificate No.: PC26104
Building Code of Australia classifn: 1a & 10a
DA Consent No. and Date: NO219/04 – 6 July 2004
CC No. and Endorsement Date: PC26104 – 19 November 2004
Building Details: Two storey dwelling

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:



7 December 2005

6. Occupation Certificate Attachments

- ☐ Signed Urban Approvals Pty Ltd Occupation Certificate Application forms
- ☐ Inspection Reports
- ☐ Engineers Certificate
- ☐ Survey certificate
- ☐ Termite Protection Certificate
- ☐ Smoke Detector Installation Certificate
- ☐ Photographic recording of council assets



Occupation Certificate Application

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

Receipt of Application

(Urban Approvals to complete)

Date: 22/11/05

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

☐ To enable change of use of an existing building

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

☐ DA Consent No.: _____ Date: _____

☐ Complying Development Cert. No.: _____ Date: _____

☐ Construction Cert. No.: PC26104 Date: _____

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: 15 ORCHARD ST

Suburb: WARRIEWOOD NSW 2102

Lot(s): LOT 322

Section: _____

Deposited Plan(s): DP 1065723

Strata Plan: _____

Other: _____

3. Applicant:

Family/Company Name: Maincom Pty Limited

Given Names/ACN: 030619174

Postal Address: LOCKED BAG 89
Penrith NSW 2751

Phone: 4722 5900

Facsimile: 4722 3200

Contact Person: Peter Stuart

4. Owner(s) of Property:

Family/Company Name: STOCKLAND DEVELOPMENT P/L
 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 Boyd 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

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

Property LOT 322 at 15 ORCHARD ST WARRIMOO NSW 2102

D/A No. NO 219/04 CC No PC 26104

I PALITHA S WIJESENA of PALITHA S WIJESENA + ASSOC P/L
(Name) (Business)

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

being an:

☒ accredited certifier

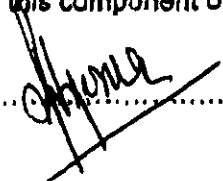
☒ practising structural engineer

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 AUSTR, NREER, 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 2870-1986 "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 

Date 18 Nov 2015

PITTWATER COUNCIL

SA-1
Component Certificate
For
Smoke Alarms

Property LOT 322 at 15 ORCHARD ST WARREWOOD NSW 2102

D/A No. NO 219/04 CC No PC 26104

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

at 4/51 YORK RD PERRITH 2750
(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICAL CONTRACTOR LIC N° 157789C
" SUPERVISOR " N° 15682S
" 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 18/11/05

PITTWATER COUNCIL

LS-1
Component Certificate
For
Landscaping

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. No 219/04 CC No PC 26104

I Carlos Herreros of Hunt Landscapes
(Name) (Business)

at PO Box 6322 Business DC Jamiesontown 2750
(Mailing Address)

being a:

- ☒ qualified horticulturist
☐ landscape architect

my qualifications being:

Certificate of Horticulture Ryde
.....
.....

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required 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 22/11/05

PITTWATER COUNCIL

RC-1
Component Certificate
For
Roof Cladding

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. No 219 / 04 CC No PC 26104

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

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

being an:

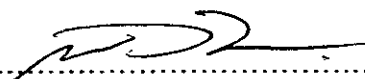
- ☐ accredited certifier
☒ licensed builder
☐ licensed roofer

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 18/11/05

PITTWATER COUNCIL

LV-1
Component Certificate
For
Artificial Lighting and Mechanical Ventilation

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. ND 219/04 CC No PC 261/04

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

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

being an:

☐ accredited certifier

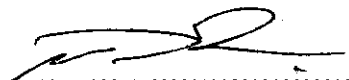
☒ licensed builder

my qualifications being:

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

hereby certify that the **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 18/11/05

PITTWATER COUNCIL

GL-1
Component Certificate
For
Glazing

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. NO 219/04 CC No PC 261/04

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

☐ 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 [Signature] Date 18/11/05

PITTWATER COUNCIL

ST-1
Component Certificate
For
Stair Construction

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. NO 219/04 CC No PC 26/04

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 18/11/05

PITTWATER COUNCIL

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

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. NO 219 / 04 CC No PC 26 / 04

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

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

being an:

☐ accredited certifier

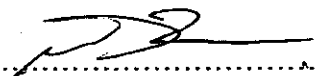
☒ licensed builder

my qualifications being:

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

hereby certify that the 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 18/11/05

PITTWATER COUNCIL

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

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. NO 219 / 04 CC No PC 26 / 04

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

at 6 / 119 Correen Ave Penrith NSW 2150
(Mailing Address)

being an:

☐ accredited certifier

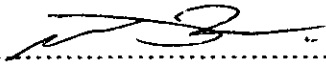
☒ licensed builder

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 18/11/05

PITTWATER COUNCIL

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

Property Lot 322 at 15 ORCHARD ST WARRIEWOOD NSW 2102

D/A No. NO 219/04 CC No PC 26104

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

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

being an:

☐ accredited certifier

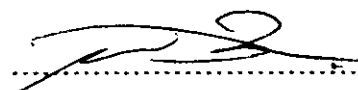
☒ licensed builder

my qualifications being:

Qualified Supervisor Certificate

hereby certify that the **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 18/11/05

PITTWATER COUNCIL

PST - 1
Component Certificate
For
Termite Control Measures

Property LOT 322 at 15 ORCHARD ST WARRIWOOD NSW 2102

D/A No N0219/04 CC No PC 26104

I P NIES of TERMGUARD (SYDNEY) Pty Ltd
(Name) (Company name)

being a qualified INSTALLER my qualifications being AN ACCREDITED
TERMGUARD INSTALLER

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.

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 322 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.

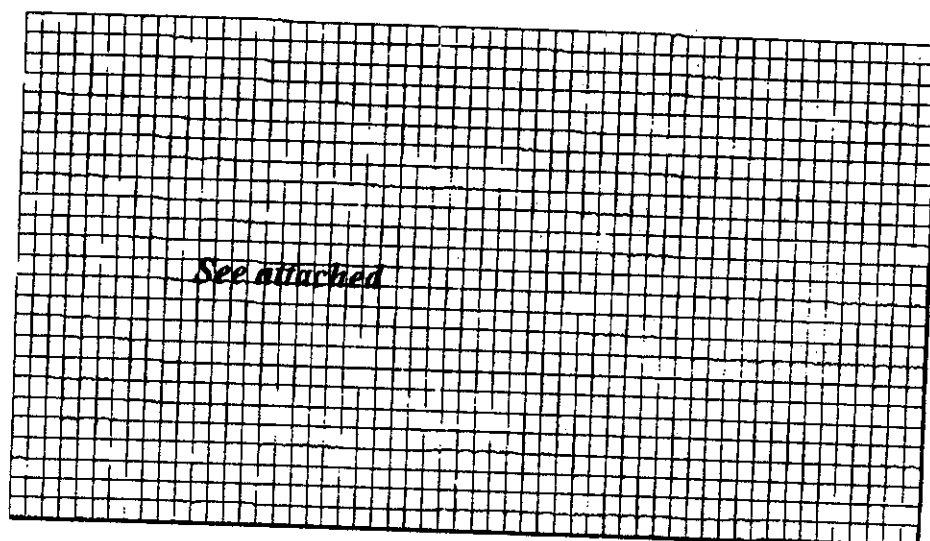
Perimeter Chemical Treatment

Ref. 26620006

LEGEND

Treated area 
Plumbing line 
Pier 
Steps 

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



DATE OF TREATMENT: 14-10-2005

SPECIAL CONDITIONS:

Volume of Concentrate: 1.0375 litres

Volume of Emulsion: 415 litres

Application Rate: 5 litres / sq. metre

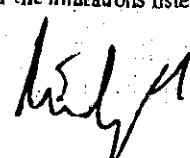
Linear Metres: 83 metres

Materials Applied: 0.25% BIFENTHRIN

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: C Goodwin

Signature: 

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

targets termites - safeguards you

termguard (SYDNEY) PTY LTD

reticulation system

Unit 11, 12-18 Victoria St Lidcombe NSW 2141

INSTALLATION SHEETBuilder: MancomDate: 14/10/05Site Address: Lot 322 Orchard StWarriewoodJob Sheet No.: **041301**Installer: Chris CoolinSIGNED: Chris CoolinRef No.: 26620006**Environmental Information**

External

Chemical Name: Slabform

Vol of Concentration: 1040

Vol of Emulsion: 4.5

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: _____

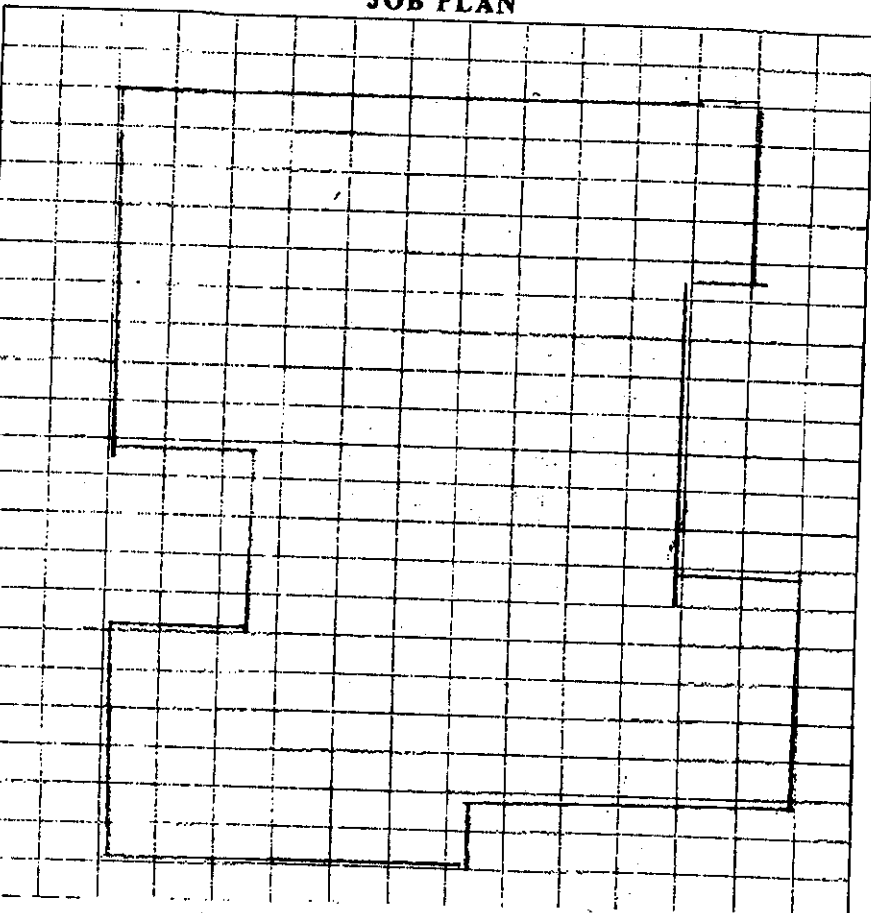
Area ProtectedUnder Slab M2: _____ Perimeter L/m: 83

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 322 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. 26620004

LEGEND

Treated area



Plumbing line



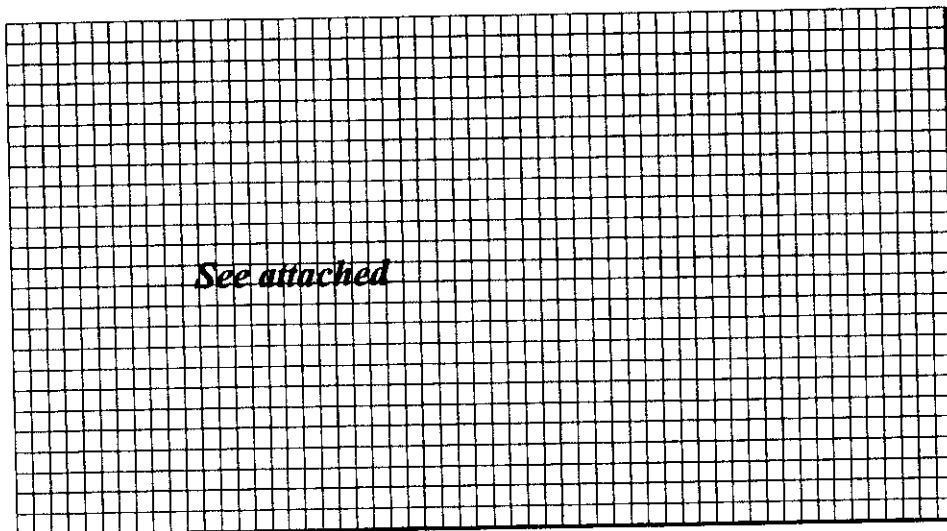
Pier



Steps



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



DATE OF TREATMENT: 1-12-2004

SPECIAL CONDITIONS:

Number of Penetrations: 7

Materials Applied: Termiscalant

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: P Nies

Signature:

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



TERMGUARD JOB SHEET

20174

JOB SHEET # 031668

Builder/Owner: MAINCOM

Name of Installer: PAUL + HELEN NIES

Termguard Lic #:

Job Address: Lot 322 ORCHARD STREET

Date: 30-11-04

WARRIEWOOD

Ref #: 26620000

Systems

Ultimate M2 _____

Perimeter L/m _____

Ringline L/m _____

Subfloor M2 _____

Penetrations Qty 11

Cure M2 _____

Legend

Path trap

Drilled pipe

Undrilled pipe

End cap

Penetration

40mm pipe

Slab [circle]

In-fill slab

Monolithic slab on ground

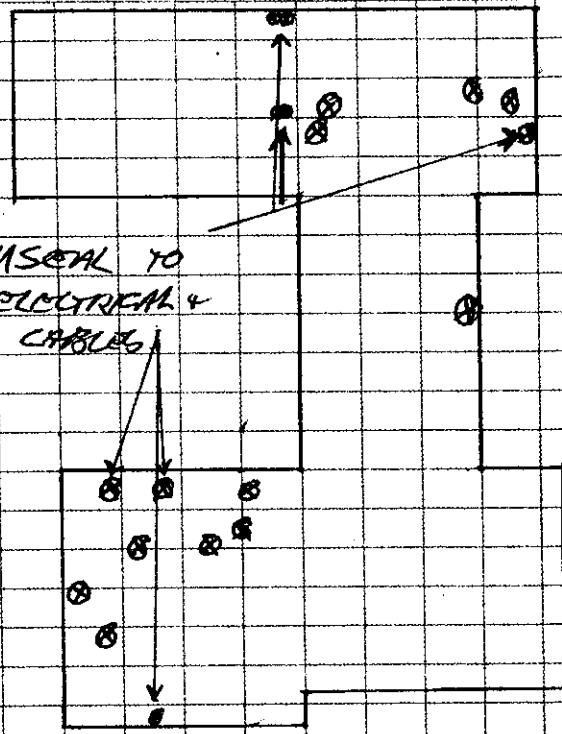
Waffle pod

Ultra floor

B/I Timber floor

JOB PLAN

TERMGUARD TO
PIPE + ELECTRICAL +
FIBRE CABLES



Special notes:

+ CURE

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

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SITE ADDRESS: WARRIEWOOD, LOT 322 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. 26620000

LEGEND

Treated area



Plumbing line



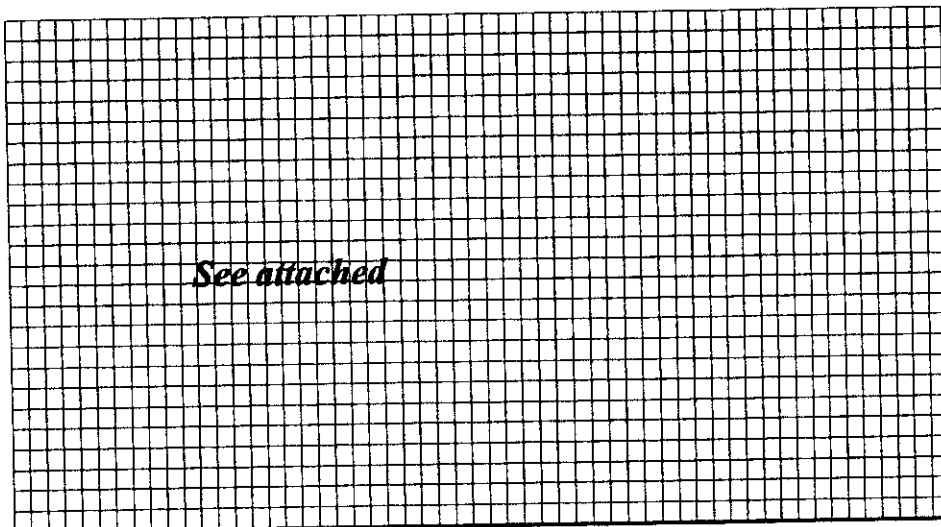
Pier



Steps



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



DATE OF TREATMENT: 30-11-2004

SPECIAL CONDITIONS:

Number of Penetrations: 11

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: P Nies

Signature:

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



TERMGUARD JOB SHEET

20174

JOB SHEET # 031668

Builder/Owner: MAINCOM

Name of Installer: PAUL + HELEN NIES

Termguard Lic #:

Job Address: Lot 322 ORCHARD STREET

Date: 30-11-04

WARRIEWOOD

Ref #: 2662000

Systems

Ultimate M2 _____

Perimeter L/m _____

Ringline L/m _____

Subfloor M2 _____

Penetrations Qty 11

Cure M2 _____

Legend

Path trap

Drilled pipe _____

Undrilled pipe - - - - -

End cap

Penetration

40mm pipe

Slab [circle]

In-fill slab

Monolithic slab on ground

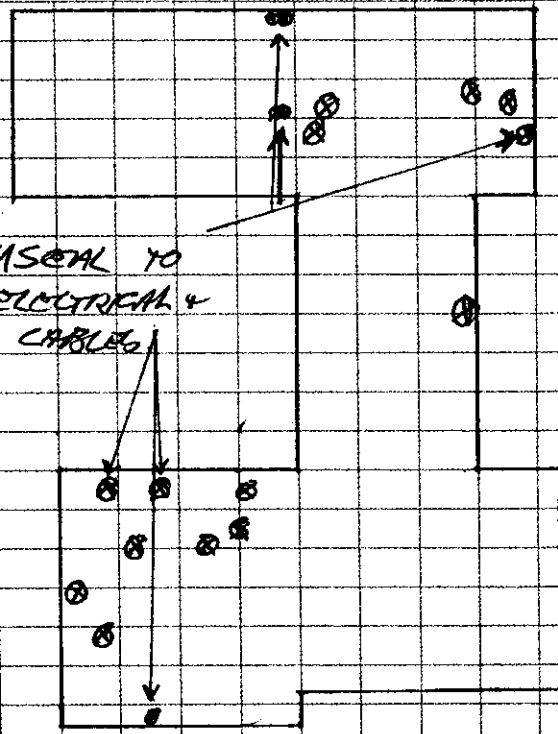
Waffle pod

Ultra floor

B/J Timber floor

JOB PLAN

TERMSIAL TO
PIPE + ELECTRICAL +
FIBRE CABLES



Special notes:

+ CURE

TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

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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.

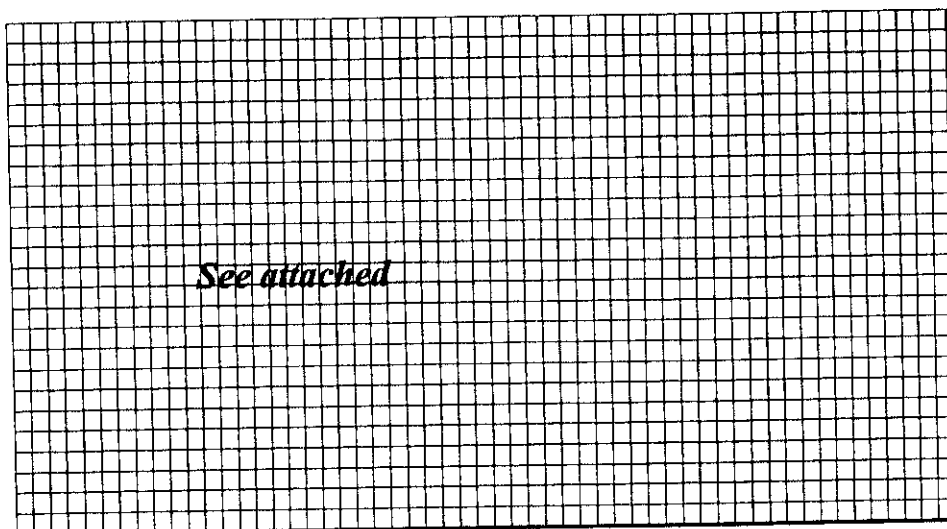
Termseal Retaining Wall

Ref. 26620007

LEGEND

- Treated area 
- Plumbing line 
- Pier 
- Steps 

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



DATE OF TREATMENT: 18-7-2005

SPECIAL CONDITIONS:

Volume of Concentrate: 0 litres

Volume of Emulsion: 0 litres

Application Rate: 0 litres / sq. metre

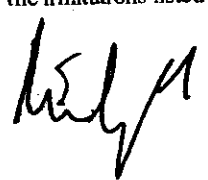
Area Protected: 6 square metres

Materials Applied: TERMSEAL

Certification

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

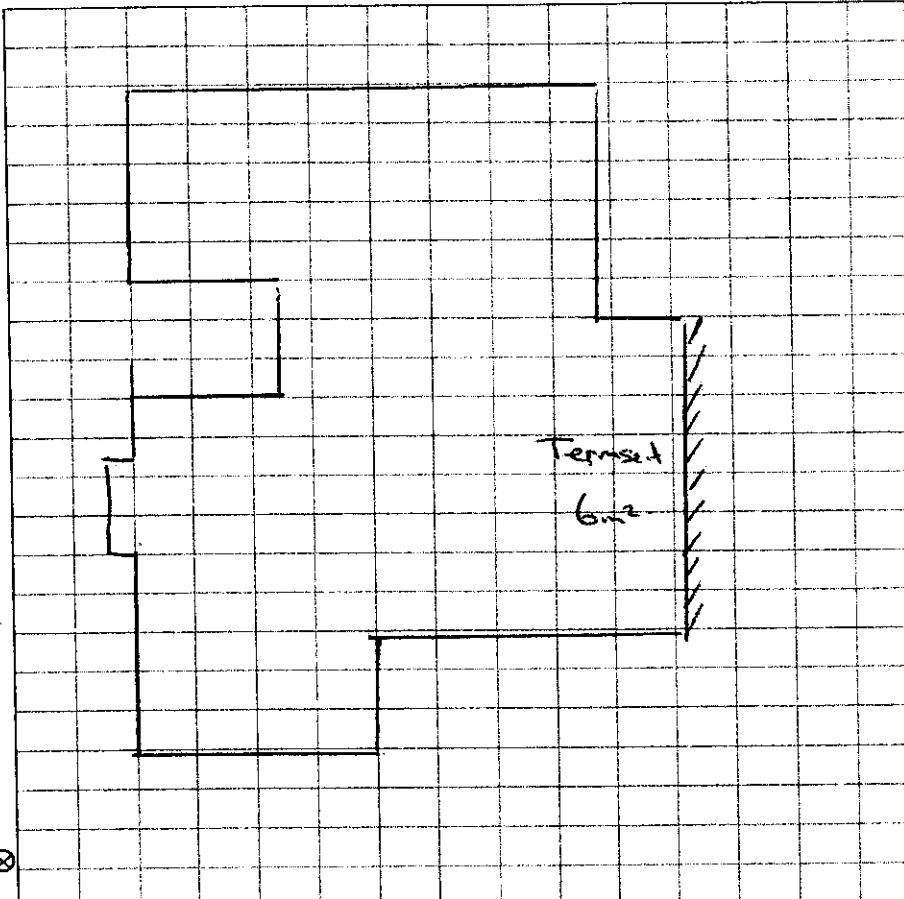
Applied by: C Goodwin

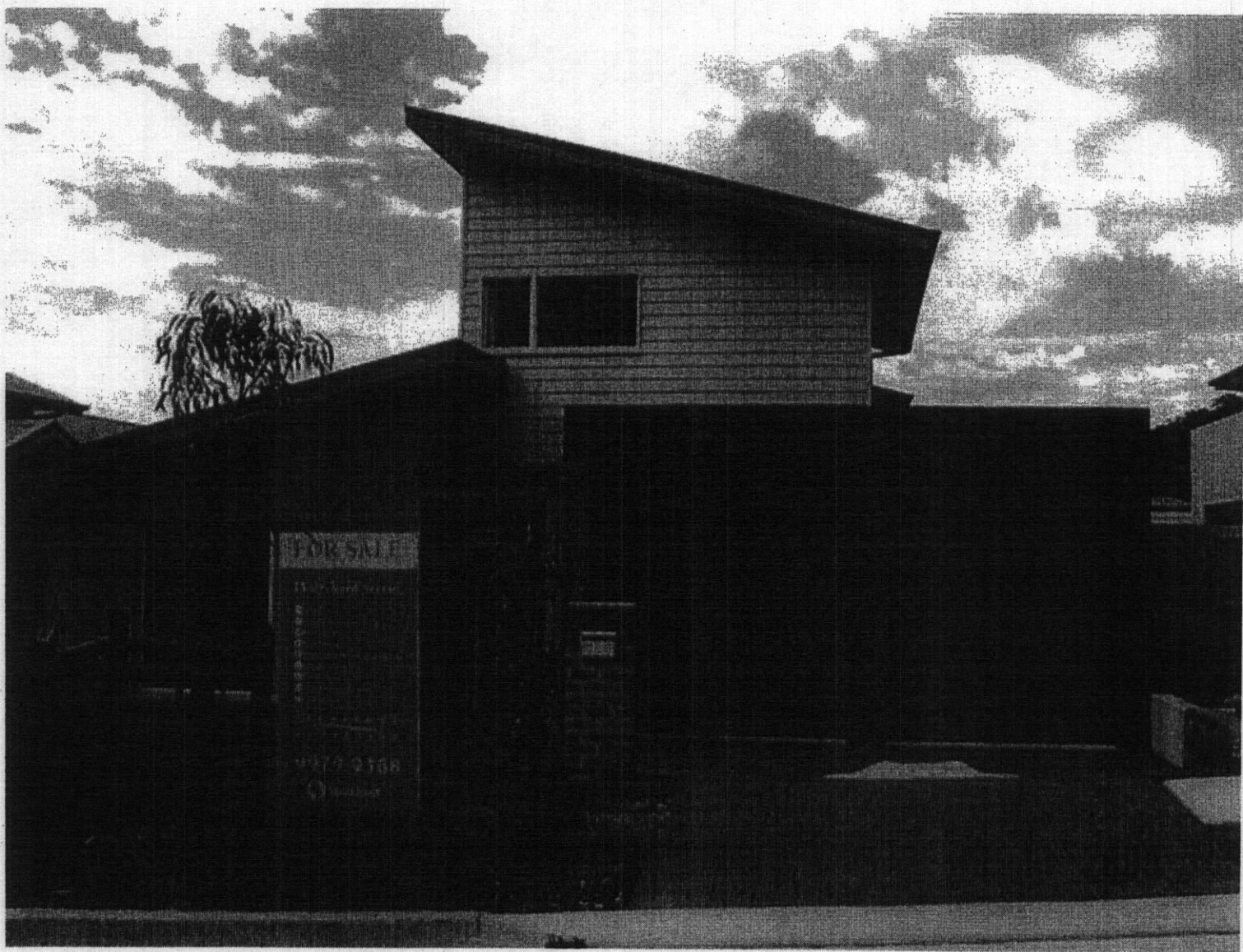
Signature: 

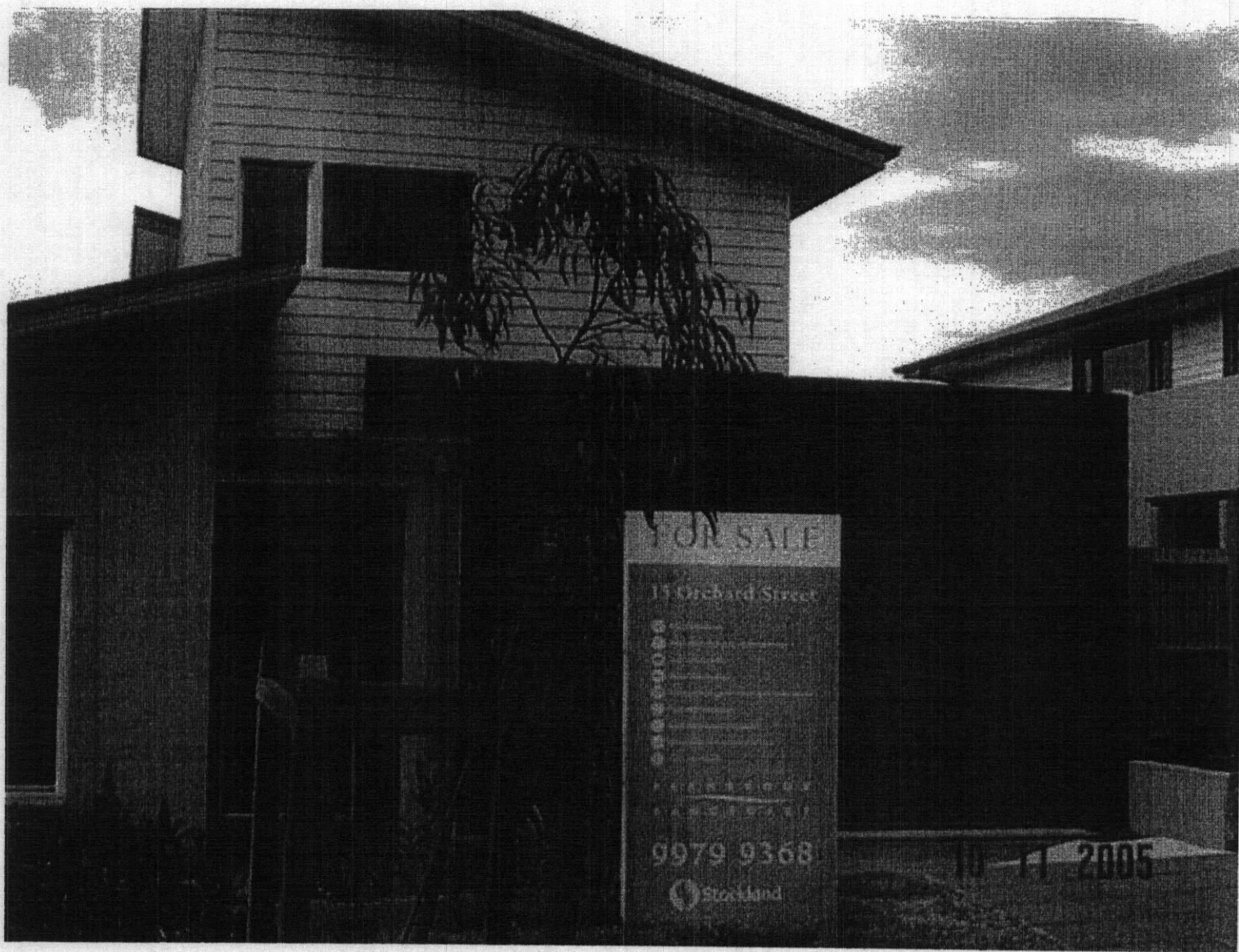
Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

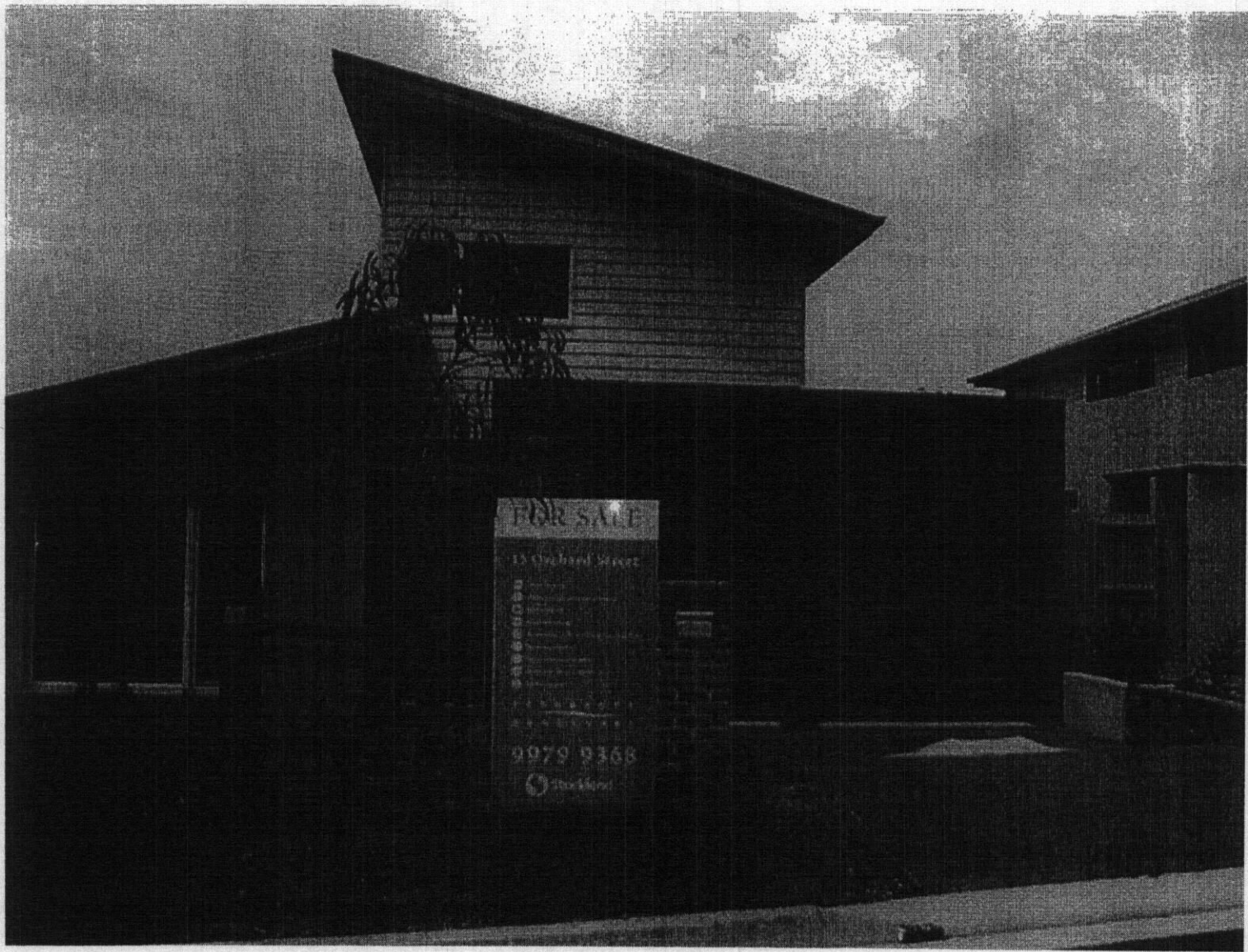
20174
targets termites - safeguards you
termguard (SYDNEY) PTY LTD
reticulation system
Unit 11, 12-18 Victoria St Lidcombe NSW 2141
INSTALLATION SHEET

Builder: Maricon Date: 18/1/05
Site Address: Lot 322 Orchard St
Warriewood Job Sheet No.: **039393**
Installer: Chris Coodum
SIGNED: Chris Coodum Ref No.: 26620007

Environmental Information		JOB PLAN	
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			







**TOP WATERPROOFING**

ABN:60263410421

Lic no: 92309C

10 YEARS WARRANTY**Certificate of conformity with the building code of Australia
DAMPFLEX WATERPROOF MEMBRANE**

Provided it is installed and used under the conditions specified below:

1. The system is used in accordance with ABSAC technical opinion no 126 of July 1990, amended and reprinted July 1997, except as qualified by these conditions
2. Condition 4.3.4 of ABSAC technical opinion no, 126 does not apply
3. The ABSAC technical opinion must be revalidated when necessary to ensure it remains valid throughout the term of validity of certificate.
4. The floor tiles in the shower recess or in wet area floor fitted with a floor waste are laid on a mortar bed which has a minimum slope of 1:60 to the drainage outlet or to the floor waste
5. Tiling must be in accordance with the tiling requirements of standard AS3958.1, 1991: guide to the installation of tiles
6. The junction between a wall and any fixture penetrating the membrane must be sealed with flexible sealant in accordance with clause 10.7 of the AS3740, 1994 'waterproofing of wet areas within residential buildings'

NAME Maingam
ADDRESS lot 322 orchard st
SITE warriewood
☒ MAIN BATHROOM ☒ ENSUITE ☒ W/C ☒ LAUNDRY

DATE WARRANTY ISSUED 1/1/05

Regards
TOP WATERPROOFING

VINCE MORGAN SURVEYORS PTY. LTD.

P.O. Box 227,
Penrith N.S.W. 2751
1/77 Union Road,
Penrith N.S.W. 2750
Email: vmsurvey@telpacific.com.au
DX 8032 PENRITH

CONSULTING SURVEYORS



Phone: (02) 4721 5293
Fax: (02) 4731 2821

A.B.N. 52 065 060 808

Our Ref: PRW:nm R14876_06

23 November, 2005

Maincom
Locked Bag 89
PENRITH NSW 2751

SURVEY REPORT

Dear Sirs,

Re: Lot 322 DP1065723 - Orchard Street, Warriewood

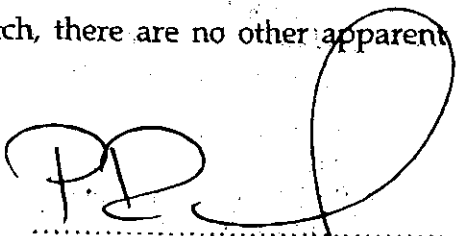
In accordance with your instructions I have surveyed for identification purposes only the land comprised in Certificate of Title Folio Identifier 322/1065723 being Lot 322 on Deposited Plan 1065723 situated in the Local Government Area of Pittwater Parish of Narrabeen County of Cumberland.

The subject land shown edged red on the accompanying sketch has a frontage of 14.0 metres to Orchard Street, Warriewood. The remaining dimensions are as shown on the sketch. Erected thereon and indicated by hatching is a brick and hardboard residence with metal roof which stands wholly within the block. The location of the residence in relation to the boundaries of the subject land is as shown on the sketch; such location is generally in accordance with the Council approved building plans. The floor levels and the ridge level of the residence related to Australian Height Datum are as shown on the sketch.

The land is affected by (i) Restrictions on the Use of Land created by the registration of Deposited Plan 1065723; (ii) an Easement to Drain Water 1.5 metres wide created by the registration of Deposited Plan 1054723 as shown in blue on the sketch; (iii) an Easement for Maintenance 0.7 metres wide created by the registration of Deposited Plan 1065723 as shown on the sketch; and (iv) an Easement for Overhang 0.3 metres wide created by the registration of Deposited Plan 1065723 as shown on the sketch.

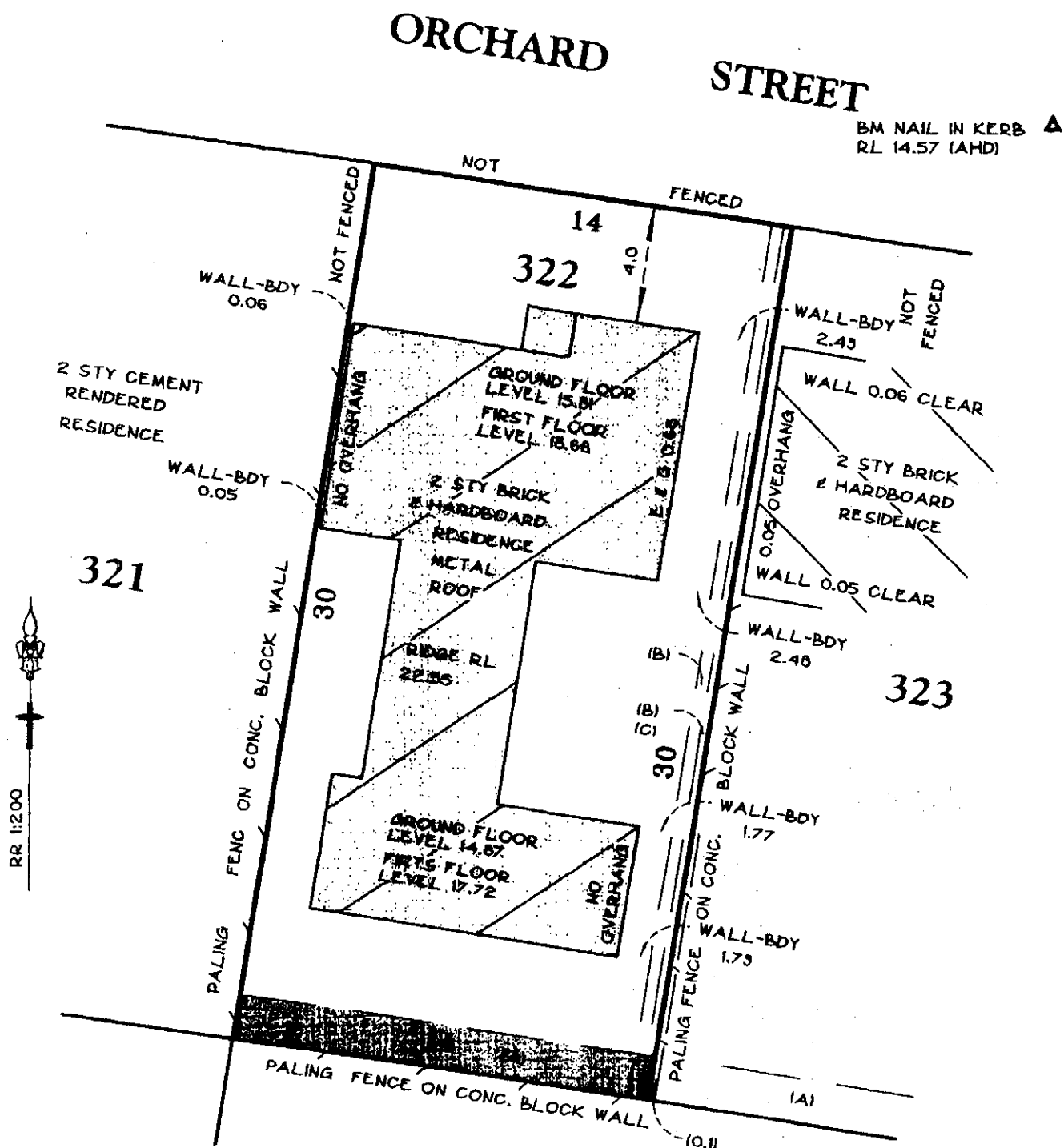
The relationship between the fencing and the boundaries is as shown on the sketch.

Apart from the irregularities in fencing shown on the sketch, there are no other apparent encroachments by or upon the subject land.


.....
PETER ROBERT WARWICK
Registered Land Surveyor

SKETCH

Ref.: 14876i26



PITTWATER COUNCIL

EX-1
Component Certificate
For
Excavation and/or Filling

Property Nº 15 ORCHARD ST WARRIEWOOD (LOT 322)

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)

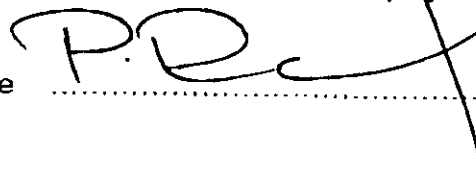
being registered surveyor, my qualifications being:

(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



Date 23/11/05

PITTWATER COUNCIL

RL-1
Component Certificate
For
Roof Ridge Levels

Property N° 15 ORCHARD ST WARRIEWOOD (LOT 322)

D/A No CC No

I PETER WARWICK of VINCE MORGAN (SURVEYOR) P/L.
(Name) (Business)

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

being a qualified surveyor, my qualifications being:

B(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 23/11/05

PITTWATER COUNCIL

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

Property N° 15 ORCHARD ST WARRIEWOOD (LOT 322)

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.)
UNSW 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. 23/11/05.

Council Use Only

Records Officer: Received by Date.....

And placed on file.

PITTWATER COUNCIL

FL-1
Component Certificate
For
Ground Floor Levels

Property Nº 19 ORCHARD ST WARRIEWOOD (LOT 322)

D/A No. CC No.

PETER WARWICK of VINCE MORGAN (SURVEYORS) PT L
(Name) (Business)

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

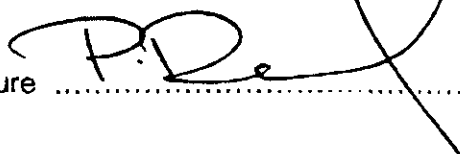
being a qualified surveyor, my qualifications being:

B(SURV) UNSW 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

23/11/05



Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS
Enquiries 1300 30 44 20 ABN 82 096 508 842 1300 30 46 20
admin@urbanapprovals.net.au

Inspection Result Sheet

Date: 31 Aug 2005
Subject Site: Lot: 322 No: 15 Orchard Street
CC: WARRIEWOOD
DA: PC26104
Type: Stormwater

Result of Inspection Performed

Result: Satisfactory
Inspection of the subject site revealed Works completed up to the time and date of this inspection and pertaining to the above inspection type, comply with the relevant Conditions of the associated Development Consent and/or Building Code of Australia. Construction of the development can progress to the next stage.

Comments:

Next Inspection

Your next Mandatory Inspection will be:

**Next
Inspection:**



Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS
Enquiries 1300 30 44 20 ABN 82 096 508 842 1300 30 46 20
admin@urbanapprovals.net.au

Inspection Result Sheet

Date: 8 Jun 2005
Subject Site: Lot: 322 No: 15 Orchard Street
CC: WARRIEWOOD
DA: PC26104
Type: Frame

Result of Inspection Performed

Result: Satisfactory
 Inspection of the subject site revealed Works completed up to the time and date of this inspection and pertaining to the above inspection type, comply with the relevant Conditions of the associated Development Consent and/or Building Code of Australia. Construction of the development can progress to the next stage.

Comments:

Next Inspection

Your next Mandatory Inspection will be:

Next Inspection: Wet Area



Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS
PITTWATER COUNCIL

RL-1
Component Certificate
For
Roof Ridge Levels

Property Nº 15 ORCHARD ST WARRIEWOOD (LOT 322)

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 a qualified surveyor, my qualifications being:

B (Suev.) 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 P. R. C. Date 23/11/05

URBAN APPROVALS P/L • ABN 82 096 508 842

☎ 1300 30 44 20 Private Box 39 SOUTHLANDS CENTRE • PENRITH SOUTH NSW 2750 ☎ 1300 30 46 20

✉ admin@urbanapprovals.com.au www.urbanapprovals.com.au

Received Time 6-Dec-12:00



Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS
PITTWATER COUNCIL

EX-1
Component Certificate
For
Excavation and/or Filling

Property ... **N° 15 ORCHARD ST WARRIEWOOD (LOT 322)**

D/A No. CC No.

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

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

being registered surveyor, my qualifications being:

(B. SUEV) 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.R.** Date **23/11/05**



Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS

PITTWATER COUNCIL

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

Property ... N° 15 ORCHARD ST WARRIEWOOD (LOT 322)

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.)
UNSW 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. 23/11/05.

Council Use Only

Records Officer: Received by Date.....

And placed on file.

URBAN APPROVALS P/L • ABN 82 096 508 842

☎ 1300 30 44 20 • Private Box 39 SOUTHLANDS CENTRE • PENRITH SOUTH NSW 2750 • 1300 30 46 20

✉ admin@urbanapprovals.com.au • www.urbanapprovals.com.au

Received Time 6-Dec-12:00

Ref.: 14876i26

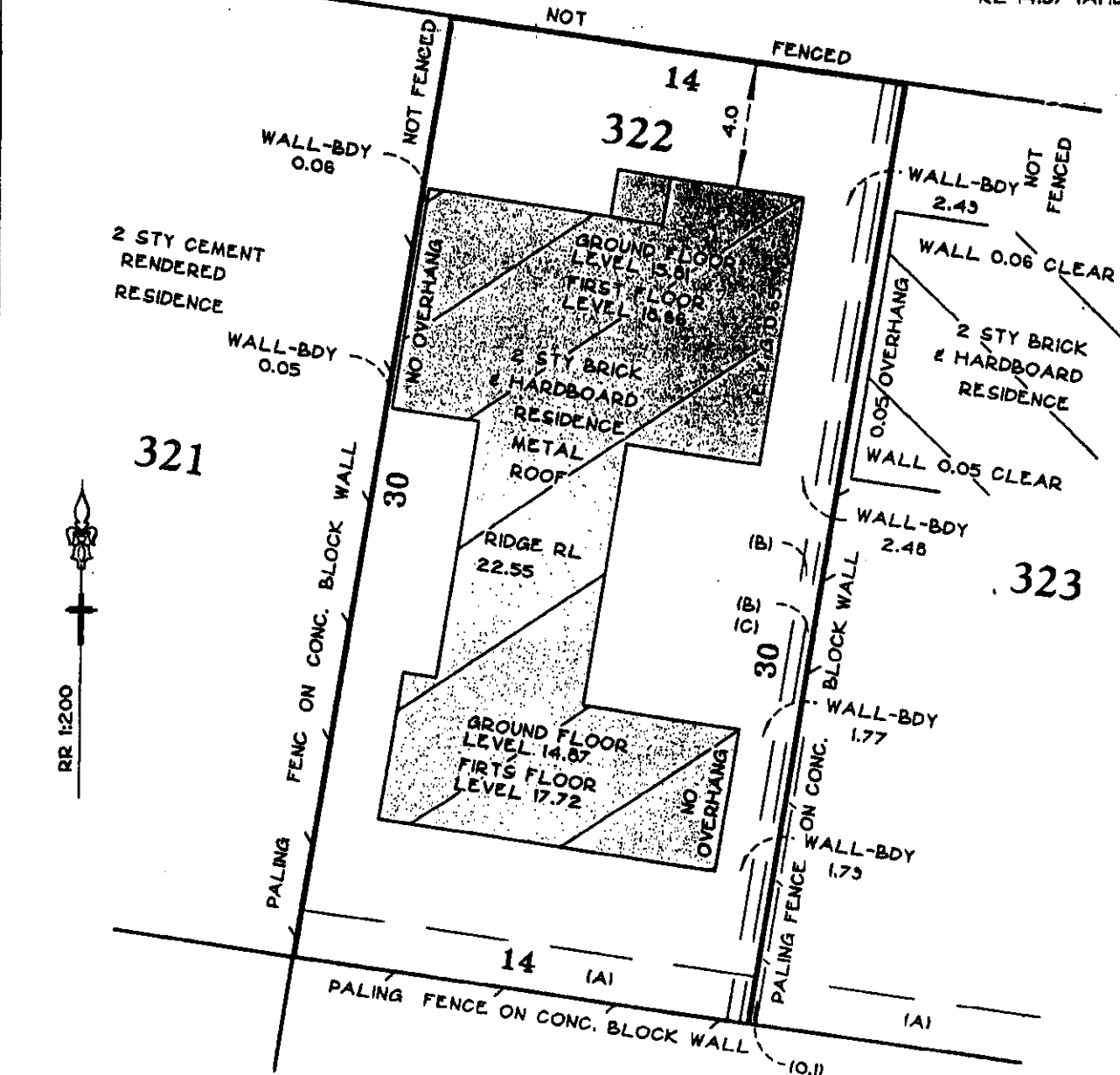
SKETCH

APPROVALS

Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS

ORCHARD

STREET

BM NAIL IN KERB
RL 14.57 (AHD)

- (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 URBAN APPROVALS P/L ABN 82 096 508 842

Dated: 23 November, 2005

1300 30 44 20 Private Box 39 SOUTHLANDS CENTRE · PENRITH SOUTH NSW 2750 1300 30 46 20

admin@urbanapprovals.com.au www.urbanapprovals.com.au

Received Time 6 Dec. 12:00

VINCE MORGAN SURVEYORS PTY. LTD.

P.O. Box 227,
Penrith N.S.W. 2751

1/77 Union Road,
Penrith N.S.W. 2750

Email: vmsurvey@telpacific.com.au
DX 8032 PENRITH

CONSULTING SURVEYORS



Phone: (02) 4721 5293

Fax: (02) 4721 1821 NatHERS

A.B.N. 52 065 060 808

Principal Certifying Authority. Accredited Certifiers. BCA Con

Our Ref: PRW:nm R14876_06

23 November, 2005

Maincom.
Locked Bag 89
PENRITH NSW 2751

SURVEY REPORT

Dear Sirs,

Re: Lot 322 DP1065723 - Orchard Street, Warriewood

In accordance with your instructions I have surveyed for identification purposes only the land comprised in Certificate of Title Folio Identifier 322/1065723 being Lot 322 on Deposited Plan 1065723 situated in the Local Government Area of Pittwater Parish of Narrabeen County of Cumberland.

The subject land shown edged red on the accompanying sketch has a frontage of 14.0 metres to Orchard Street, Warriewood. The remaining dimensions are as shown on the sketch. Erected thereon and indicated by hatching is a brick and hardboard residence with metal roof which stands wholly within the block. The location of the residence in relation to the boundaries of the subject land is as shown on the sketch; such location is generally in accordance with the Council approved building plans. The floor levels and the ridge level of the residence related to Australian Height Datum are as shown on the sketch.

The land is affected by (i) Restrictions on the Use of Land created by the registration of Deposited Plan 1065723; (ii) an Easement to Drain Water 1.5 metres wide created by the registration of Deposited Plan 1054723 as shown in blue on the sketch; (iii) an Easement for Maintenance 0.7 metres wide created by the registration of Deposited Plan 1065723 as shown on the sketch; and (iv) an Easement for Overhang 0.3 metres wide created by the registration of Deposited Plan 1065723 as shown on the sketch.

The relationship between the fencing and the boundaries is as shown on the sketch.

Apart from the irregularities in fencing shown on the sketch, there are no other apparent encroachments by or upon the subject land.


PETER ROBERT WARWICK

Registered Land Surveyor

URBAN APPROVALS P/L • ABN 82 096 508 842

1300 30 44 20 • Private Box 39 SOUTHLANDS CENTRE • PENRITH SOUTH NSW 2750 • 1300 30 46 20

VINCENT L MORGAN, Admin@urbanapprovals.com.au, www.urbanapprovals.com.au
Received Time 6 Dec 12:00, Ian V. Myers, (B.Surv.) M.L.S. (Aust)



Principal Certifying Authority. Accredited Certifiers. BCA Consultant. NatHERS
PITTWATER COUNCIL

FL-1
Component Certificate
For
Ground Floor Levels

Property Nº 15 ORCHARD ST WARRIEWOOD (LOT 322)

D/A No. CC No.

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

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

being a qualified surveyor, my qualifications being:

B(SURV) UNSW 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 P. De

Date 23/11/05

URBAN APPROVALS P/L • ABN 82 096 508 842

☎ 1300 30 44 20 | Private Box 39 SOUTHLANDS CENTRE • PENRITH SOUTH NSW 2750 | ☎ 1300 30 46 20

✉ admin@urbanapprovals.com.au • www.urbanapprovals.com.au

Received Time 6-Dec-12:00